

ORDINANCE NO. 87-73

INTRODUCED BY COMMISSIONER

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 CN WITH CERTAIN CONDITIONS; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, (Property Owners' names): Chester M. Sims, on behalf of Leonard and Diana Sonder, owners

filed application for change of zoning on lands hereinafter described, and after required notice was published, a public hearing was held on 24th day OF NOVEMBER, 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 CN, 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 CN 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 M. Sims, on behalf of Leonard and Diana Sonder, owners

zoning classification of RS-3, single family residential  
on the following described lands:

Legal Description:

Lot A, Unit A, Le Jardine De la Beauce Subdivision according to map or plat thereof recorded in Map Book 10, page 102, public records of St. Johns County, Fla.

IS HEREBY CHANGED TO CN, Commercial Neighborhood

SUBJECT TO THE FOLLOWING CONDITIONS:

1. Uses allowed within the CN classification shall be limited to those listed in Section 5-6-2, Ordinance 73-1 as amended, paragraphs a, b, and c only.
2. There shall be no vehicular access to Boulevard Des Pins.
3. A 15 ft. natural uncleard buffer shall be maintained along the full Western boundary and the western 125 feet of the southern boundary. A six foot solid fence shall be installed along the above described boundary prior to any other development activites on the site. Said buffer area shall be surveyed and staked prior to any development activity on the property.
4. Access/egress to A1A only, as may be permitted by DOT in conformance with DOT requirements and standards.

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

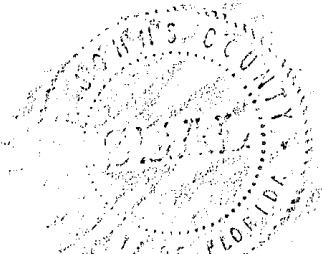
SECTION 2. Nothing herein contained shall be deemed to impose conditions, limitations, or requirements not applicable to all other land in the zoning district wherein said lands are located, except as provided in Section 1 above.

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 24th day of November, 1987



BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

BY: Laurence O. Hartley  
Chairman

ATTEST: CARL "BUD" MARKEL, CLERK

BY: Cheryl Kent  
Deputy Clerk

VERIFIED BY  
[Signature]

FILED AND RECORDED IN  
PUBLIC RECORDS OF  
ST. JOHNS COUNTY, FLA.  
1987 DEC 11 AM 9:46  
Carl "Bud" Markel  
CLERK OF CIRCUIT COURT

Adopted regular meeting 11/24/87

Effective December 4, 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 \_\_\_\_\_  
Tracy Gedral 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 \_\_\_\_\_  
Public Notice  
 \_\_\_\_\_ in the matter of \_\_\_\_\_  
Rezoning ( #.RS-3 to CN )  
 \_\_\_\_\_ in the \_\_\_\_\_ Court,  
 was published in said newspaper in the issues of \_\_\_\_\_  
October 23, 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 Tracy Gedral  
 this 23rd day of October  
 A.D. 19 87

[Signature]  
 (SEAL) Notary Public, State of Florida  
 My Commission Expires Aug. 4, 1989  
1987-89 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 24TH DAY OF NOVEMBER, 1987 AT 2:00 O'CLOCK P.M., IN THE COUNTY AUDITORIUM, COUNTY ADMINISTRATION BUILDING, LEWIS SPEEDWAY (COUNTY ROAD 16A) 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 RS-3 TO CN WITH THE POSSIBILITY OF ADDED CONDITIONS.

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

SECTION 1. Pursuant to the application of Chester M. Sims on behalf of Leonard and Diana Sonier owners of the following described land, zoning classification of RS-3, single family res. on the following described lands:

Lot A, Unit A, Le Jardine De La Beauce Subdivision according to map or plat thereof recorded in Map Book 10, page 102, public records of St. Johns County, Fla., is hereby changed to CN, Commercial Neighborhood 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.

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  
 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.

L449 Oct. 23, 1987



FLORIDA DEPARTMENT OF STATE

Jim Smith  
Secretary of State

Dorothy W. Joyce  
Division Director

December 1, 1987

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 November 25, 1987  
and certified copy/ies of St. Johns  
County Ordinance(s) Nos. 87-73 through #87-77
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 November 30, 1987.
4. The original/duplicate copy/ies showing the filing date  
is/are being returned for your records.

Sincerely,

*Liz Cloud*  
Liz Cloud, Chief  
Bureau of Administrative Code

LC/  
mb

DIVISION OF ELECTIONS, Room 1801, The Capitol, Tallahassee, Florida 32301  
(904) 488-7690

RECEIVED  
ST. JOHNS COUNTY CLERK  
87 DEC -4 P 1:43  
*Don Bud Markel*  
CLERK, COUNTY COMMISSION