

INTRODUCED BY COMMISSIONER

88 18055

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

WHEREAS, (Property Owners' names): Chester M. Sims

filed application for change of zoning on lands hereinafter described, and after required notice was published, a public hearing was held on 28th day of June, 1988 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 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 Chester M. Sims

zoning classification of IW, with conditions (as found in Ordinance 85-73) on the following described lands:

Legal Description:

The North 200 feet of the West 1/2 of Tract 10, Unit No. 2, ST. AUGUSTINE HEIGHTS SUBDIVISION, EXCEPT parts thereof which lie within the right-of-way of the County Road, according to map or plat thereof recorded in Map Book 10, page 28, public records of St. Johns County, Florida.

is hereby changed to IW, Industrial Warehousing

subject to the following conditions:

1. There shall be no outside storage permitted in connection with any permitted use thereon.
2. Entrance and exit only on Dobbs Road.
3. A 6 ft. opaque fence shall be constructed along the Westerly boundary of the property prior to the commencement of any permitted use of the property.

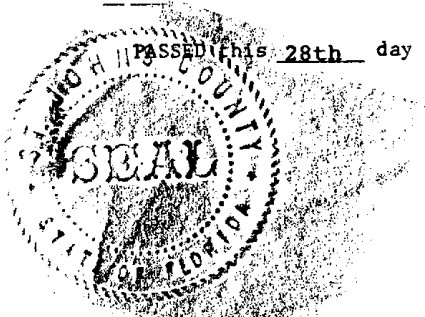
which conditions shall remain in full force and effect at all times until amended or changed by further ordinance of this Body.

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 Dept. 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 28th day of June, 1988

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

BY: Lawrence O. Hartley
Chairman

ATTEST: CARL "BUD" MARTEL CLERK

Carl "Bud" Martel
Clerk



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

88 JUL 18 PM 12:54
Carl "Bud" Martel
CLERK OF CIRCUIT COURT

Adopted regular meeting June 28, 1988
Effective July 15, 1988

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 _____
LINDA MURRAY 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 PUBLIC HEARING
 _____ in the matter of _____
CHESTER M. SIMS
 _____ in the _____ Court,
 was published in said newspaper in the issues of _____
MAY 28, 1988

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 31st day of MAY
 A.D. 19 88

 Notary Public

Notary Public, State of Florida
 My Commission Expires Aug. 4, 1989
 Bonded This Day for Insurance, \$25,000

COPY OF ADVERTISEMENT

NOTICE IS HEREBY GIVEN THAT THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AT ITS REGULAR MEETING ON THE 28 DAY OF JUNE 1988 AT 2:00 O'CLOCK PM, 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 IW/Conditions TO IW WITH THE POSSIBILITY OF CONDITIONS.

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

SECTION 1. Pursuant to the application of Chester M. Sims owners of the following described land, zoning classification of IW, with conditions on the following described lands:

The North 200 feet of the West 1/2 of Tract 10, Unit 2, ST. AUGUSTINE HEIGHTS SUBDIVISION, EXCEPT parts thereof which lie within the right-of-way of the County Road, according to map or plat thereof recorded in Map Book 10, page 28, public records of St. Johns County, Florida. SUBJECT TO: (A) Taxes for the years subsequent to December 31, 1986 (B) REZONING ORDINANCE filed October 19, 1983 and recorded in Official Records Book 610, page 524, filed October 3, 1985 and recorded in Official Records Book 666, page 36; (C) PUBLIC UTILITY EASEMENTS for serving subject property and other lots as recorded in Deed Book 253, page 194; Deed Book 253, page 206, and Deed Book 255, page 551, affecting lots in St. Augustine Heights Subdivision; all of the public records of St. Johns County, Florida is hereby changed to IW, Industrial 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 OF ST. JOHNS COUNTY, FLORIDA

BY: Carl "Bud" Market 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 hearings 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.
 L624, May 28, 1988