

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 OR to IW WITH CERTAIN CONDITIONS; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, (Property Owners' names):

WALLACE F. INMAN and IRA LEE INMAN

filed application for change of zoning on lands hereinafter described, and after required notice was published, a public hearing was held on 14th day of February, 1989 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 ASSOCIATION FOR RETARDED CITIZENS OF ST. JOHNS COUNTY, INC.

zoning classification of IW

on the following described lands:

Legal Description:

A parcel of land lying in Section 5, Township 7 South, Range 29 East, St. Johns County, Florida being more particularly described as follows:

Commence at the Southeast corner of Section 5; thence North 06 degrees 07 minutes 43 seconds West, 1 foot to the North line of Lot 4, Green Acres Section One as recorded in Map Book 6, page 5, public records of St. Johns County, Florida; thence North 05 degrees 56 minutes 34 seconds West along the common line between said Section 5 and Section 53, Township 7 South, Range 29 East 528.85 feet along said common line to the Point of Beginning; thence North 76 degrees 59 minutes 00 seconds West along the North line of "Southern Bell Parcel", 451.30 feet; thence North 05 degrees 56 minutes 34 seconds West, 366.61 feet to the South line of a proposed 60 foot right-of-way; thence South 87 degrees 30 minutes 53 seconds East along said South line 431.48 feet to said common line between Sections 5 and 53; thence South 05 degrees 56 minutes 34 seconds East along said common line 450.00 feet to the Point of Beginning.

is hereby changed to IW  
subject to the following conditions:

Permitted IW zoning uses shall be limited to:

1. The vocational, technical, trade or industrial training of retarded citizens.
2. Light manufacturing, processing, packaging and fabricating of items by retarded citizens.
3. Storage of the Association for Retarded Citizens equipment, supplies and inventory.
4. Wholesaling and distribution of items permitted in subparagraph 2 hereof.
5. Administrative office of the Association of Retarded Citizens in St. Johns County.
6. Building heights shall be no greater than thirty-five feet.

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 Bldg. Dept. 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 14th day of February, 1989

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

BY: Ray Walker  
Chairman

ATTEST: CARL "BUD" MARKEL, CLERK

BY: Carl "Bud" Markel  
Clerk



Adopted regular meeting February 14, 1989.

Effective February 23, 1989

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

89 FEB 24 PM 3: 05

Carl "Bud" Markel  
CLERK OF COUNTY COURT

# The St. Augustine Record

PUBLISHED EVERY AFTERNOON MONDAY THROUGH FRIDAY, SATURDAY AND SUNDAY MORNING  
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA,  
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared \_\_\_\_\_

Kristi Robertson

who on oath says that she 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 \_\_\_\_\_

Regular Meeting

in the matter of \_\_\_\_\_

RE: ARC

in the \_\_\_\_\_ Court,

was published in said newspaper in the issues of \_\_\_\_\_

January 11, 1989

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

Sworn to and subscribed before me Kristi Robertson

this 13th day of January

A.D. 1989

[Signature]  
(SEAL) \_\_\_\_\_ Notary Public

Notary Public, State of Florida  
My Commission Expires Aug. 4, 1989  
Bonded thru Troy Fair: 1/1/1989

## COPY OF ADVERTISEMENT

NOTICE IS HEREBY GIVEN THAT THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AT ITS REGULAR MEETING HELD 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 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 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 provisions of the Law imposing duties on the Board of County Commissioners, the zoning classification of OR, Open Rural on the following described lands:

A parcel of land lying in Section 5, Township 7 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

Commence at the Southeast corner of Section 5; thence North 06 degrees 07 minutes 42 seconds West, 1 foot to the North line of Lot 4, Green Acres Section One as recorded in Map Book 4, page 5, public records of St. Johns County, Florida; thence North 85 degrees 56 minutes 34 seconds West along the common line between said Section 5 and Section 53, Township 7 South, Range 29 East 338.85 feet along the common line to the Point of Beginning; thence North 76 degrees 59 minutes 00 seconds West along the North line of "Southern Bell Parcel," 451.20 feet; thence North 85 degrees 54 minutes 34 seconds West, 366.61 feet to the South line of a proposed 60 foot right-of-way; thence South 87 degrees 30 minutes 53 seconds East along said South line 431.48 feet to said common line between Sections 5 and 53; thence South 85 degrees 56 minutes 34 seconds East along said common line 430.80 feet to the Point of Beginning, is hereby changed to IW, Industrial Warehousing 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" Merkel 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.

L079 Jan. 11, 1989