

ORDINANCE NO. 89-31

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA,
REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT
ZONING CLASSIFICATION OF

RMH-S to IW

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

WHEREAS, (Property Owners' names): Richard Davis

filed application for change of zoning on lands hereinafter described, and after required
notice was published, a public hearing was held on 27 day of
JUNE, 1989 at 1:45 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 public health, safety and general welfare, and without promise, prerequisite, or
inducement to the enactment of this Ordinance, applicant(s) 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 limitation are for the
benefit of the general public and not just the applicant(s), and they are reasonable and
nondiscriminating;

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

SECTION I. Pursuant to the application of Richard Davis

zoning classification of RMH-S
on the following described lands:

Commence at the intersection of the Southeast Right of Way of
the Florida East Coast Railroad and the East line of Government
Lot 3, Section 23, T 7 S, R 29 E, thence run S 22°E along said
Govt Lot line, 282.38 feet to the Point of Beginning; thence
run S 50°06'W, 325.49 feet; thence by curve concave to the South,
run S 37°30'05"W, 17.45 feet (being the Cord Bearing and Distance);
thence run N 65°02'30"W, 30 feet; thence by curve concave to the
South run S 12°22'49"W, 30.45 feet (being the Cord bearing and
Distance); thence run S 00°11'W, 285.93 feet; thence N 89°49'E,
504.93 feet to the aforesaid east line of Govt Lot 3; thence run
N 22°W, along said lot line 565.40 feet to the Point of Beginning.
Containing 4 acres.

IS HEREBY CHANGED TO: IW

SUBJECT TO THE FOLLOWING CONDITIONS:

O.R. 825 PG 0694

- 1). Maximum height of 35 ft.
- 2). Buffer adjacent to RPH-S of 25 ft.
- 3). No permits or construction will commence until the Paving of Northwood Drive is completed.
- 4). The permitted uses shall include the following:
 - a). Wholesaling, warehousing, storage, or distribution establishments and similar uses.
 - b). Light manufacturing, processing, including vegetable food processing, packaging, or fabrication. Animal food processing shall not be included or allowed hereby.
 - c). Bulk storage yards, not including bulk storage of flammable liquids and acids.
 - d). Outdoor storage yards and lots, provided, such outdoor storage yard shall not be located closer than 25 feet to any public street and that such yard shall be completely enclosed by a solid fence or wall or equivalent visual barrier not less than 8 feet high except for entrance and exit and such openings shall be equipped with eight foot high visual barrier gates; and provided further that this provision shall not permit the storage, dumping or disposal of scallop shells, wrecking yards (including automobile wrecking yards) junk yards or yards used in whole or in part for scrap or salvage operations or for processing storage, display or sales of any scrap, salvage or second hand building materials, junk automotive vehicles, or second hand automotive parts.
 - e). Clinic in connection with industrial activity.
 - f). Miscellaneous uses such as express office, telephone exchange, commercial parking lots, and parking garages, motor bus or truck or other transportation terminal.

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

SECTION 2. Nothin 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 St. Johns County Building Department is authorized to issue construction permits allowed by classification as rezoned and conditions hereby.

SECTION 4. This Ordinance shall take effect immediately upon receipt of official acknowledgement from the Office of the Department 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 name(s) of the property owner(s) described in Section 1 hereof.

PASSED THIS 27th day of June 1989.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: *Kay Wadd*
Chairman

ATTEST: CARL "BUD" MARKEL, CLERK

BY: *Carl Bud Markel*
Clerk

ST. JOHNS COUNTY
CLERK OF COUNTY COURT
TALLAHASSEE, FLORIDA

09 JUL 10 PM 1:15

Carl Bud Markel
CLERK OF COUNTY COURT

Adopted regular meeting June 27, 1989
Effective: July 7, 1989

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 _____

Becky Hesson

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 _____

Notice of Meeting

in the matter of _____

RE: Richard Davis

in the _____ Court,

was published in said newspaper in the issues of _____

May 27, 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.

Becky Hesson

Sworn to and subscribed before me _____

this _____ 30th day of _____ May

A.D. 19 _____ 89

Elizabeth Johns
(SEAL) Notary Public

Notary Public, State of Florida
My Commission Expires Aug. 4, 1989
Rounded This Copy. Chain 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 27 DAY OF JUNE 1989 AT 1:45 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 RMH-S 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 application of Richard Davis owners of the following described land, zoning classification of RMH-S on the following described lands:

Commence at the intersection of the Southeast Right of Way of the Florida East Coast Railroad and the East line of Government Lot 3, Section 23, T 7 S, R 29 E, thence run S 28° 18' 00" E along said Govt Lot line, 282.98 feet to the Point of Beginning; thence run S 50° 06' W, 325.49 feet; thence by curve concave to the South, run S 37° 30' 05" W, 17.45 feet (being the Cord Bearing and Distance); thence run N 65° 02' 30" W, 30 feet; thence by curve concave to the South run S17° 22' 49" W, 30.45 feet (being the Cord bearing and Distance); thence run S06° 17' W, 285.93 feet; thence N89° 49' E, 54.92 feet to the aforesaid east line of Govt Lot 3; thence run N 22° W, along said lot line 565.40 feet to the Point of Beginning, containing 4 acres, 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" Market 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.

L178 May 27, 1989