

ORDINANCE NO. 89-38

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

CG to CI

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

WHEREAS, (Property Owners' names): Cary J. Cowan and applicant Randy Beverly

filed application for change of zoning on lands hereinafter described, and after required
notice was published, a public hearing was held on 27th 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 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 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 CI 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 Randy Beverly on behalf of

Cary J. Cowan

zoning classification of CG
on the following described lands:

The South 150 feet of the North 900 feet of that part of
Government Lot 5, Section 6, Township 8 South, Range 30 East,
of St. Johns County, Florida, Lying East of U.S. Highway No. 1,
Subject to an access and drainage easement over the Northerly
30 feet thereof

IS HEREBY CHANGED TO: CI

SUBJECT TO THE FOLLOWING CONDITIONS:

1. Use of property shall be limited to a car wash.
2. Only access to property allowed shall be from existing Easement.
3. Site Plan Approval by Planning and Zoning Staff shall be received prior to construction activity on the site.
4. Only one sign shall be permitted, maximum height of 25 ft. and maximum 150 sq. ft. per side.

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 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 25th day of July 1989.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: [Signature]

Chairman

ATTEST: CARL "BUD" MARKEL, CLERK

BY: [Signature]

Clerk

FILED IN PUBLIC RECORDS IN
ST. JOHNS COUNTY, FLA.

69 AUG -3 AM 10:47

Adopted regular meeting July 25, 1989

Effective: August 1, 1989

[Signature]
CLERK OF COUNTY BOARD

COPY OF ADVERTISEMENT

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 Ann Jackson 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 Hearing in the matter of RE: Beverly/Cowan in the Court, was published in said newspaper in the issues of June 23, 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 Ann Jackson this 23rd day of June A.D. 19 89

Rebecca P. Hesson Notary Public (SEAL)

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE MY COMMISSION EXPIRES MAY 12, 1992 BONDED THROUGH AGENT'S NOTARY BROKERAGE

NOTICE IS HEREBY GIVEN THAT THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AT ITS REGULAR MEETING ON THE 25 DAY OF JULY 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 CG 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 Randy Beverly on behalf of Cary Cowan owners of the following described land, zoning classification of CG, Commercial General on the following described lands:

The South 150 feet of the North 900 feet of that part of Government Lot 5, Section 6, Township 8 South, Range 30 East, of St. Johns County, Florida, lying East of U.S. Highway No. 1. Subject to an access and drainage easement over the Northerly 30 feet thereof is hereby changed to CI, Commercial Intensive with 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 ST. JOHNS COUNTY, FLORIDA

BY: s/ Carl "Bud" Markal clerk

If a person decides to appeal any decision made by the Board of County Commissioners with respect to any matter considered to 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.

L177 June 23, 1989