

ORDINANCE NO. 89-42

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

CG Commercial General to CI, Commercial Intensive
WITH CERTAIN CONDITIONS: REQUIRING RECORDATION: AND PROVIDING
AN EFFECTIVE DATE.

WHEREAS, (Property Owners' names): Steve and Dianne Wasson/ Greg and
Patty Severt

filed application for change of zoning on lands hereinafter described, and after required
notice was published, a public hearing was held on 22 day of
August, 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 Greg and Dianne Wasson and
Greg and Patty Severt

zoning classification of CG, Commercial General
on the following described lands:

all of Block 20 , Rothchild Subdivision, as recorded
in Map Book 3, page 133, public records of St. Johns County, Fla.

IS HEREBY CHANGED TO: CI, Commercial Intensive

SUBJECT TO THE FOLLOWING CONDITIONS:

1. A 6 ft. stockade fence along the North boundary
2. There would be no commercial egress to the Street along North, only access would be Old Hastings Road
3. There would be a 10 ft. front, side and rear set back
4. Maximum height of all structures shall be 35 ft.
5. Signs will be 15 ft. from R/W, only one sign, 35 ft. max height, with no use of portable or mobile signs
6. Only use will be for indoor/outdoor fruit/vegetable market, any discontinuance of use would cause property to revert to CG, current zoning.

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 22nd day of August 1989.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Kay Walker
Chairman

ATTEST: CARL "BUD" MARKEL, CLERK

BY: Carl Bud Markel
Clerk

FILED
ST. JOHNS COUNTY, FLA.

89 SEP -5 PM 3:05

Carl Bud Markel
CLERK OF COUNTY COURT

Adopted regular meeting August 22, 1989

Effective August 30, 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 _____

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: Steve Wasson

_____ in the _____ Court,

was published in said newspaper in the issues of _____

July 22, 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 24th day of July

A.D. 19 89

Rebecca P. Hesson
(SEAL) Notary Public

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

COPY OF ADVERTISEMENT

NOTICE IS HEREBY GIVEN THAT THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AT ITS REGULAR MEETING ON THE 22 DAY OF AUGUST 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 C1 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 Steve and Dianne Wasson-Greg and Patty Severt owners of the following described land, zoning classification of CG, Commercial General on the following described lands:

all of Block 20, Rothchild Subd. — as recorded in Map Book 3 page 133, public records of St. Johns County, Fla. is hereby changed to C1, Commercial Intensive 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
ST. JOHNS COUNTY,
FLORIDA

BY: 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.

L0166 July 22, 1989