

ORDINANCE NO. 90-22

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):

WILLIAM SANDERS AND LYNDA SANDERS

filed application for change of zoning on lands hereinafter described, and after required
notice was published, a public hearing was held on 24 th day of
APRIL 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

WILLIAM SANDERS AND LYNDA SANDERS

zoning classification of OR

on the following described lands:

see attached exhibit A, PARCEL A

EXHIBIT "A"

PARCEL A

The West 150.00 feet of Lots 4 and 5 of the Florida Home and Investment Corporation Subdivision of the South half of Government Lot 1, Section 9, Township 7 South, Range 29 East, as recorded in Map Book 2, page 61, of the public records of St. Johns County, Florida, lying South of State Road 16, a 200 foot right-of-way as now established; the West 150.00 feet being more particularly described as follows:

Beginning at the intersection of the West line of said Lot 4 and the Southerly right-of-way line of State road 16 (200 foot right-of-way); thence South 80 degrees 02 minutes 1 seconds East along said southerly right-of-way line 15.97 feet to the point of curvature of a curve concave to the left having a radius of 2932.93 feet; thence easterly along said curve through a central angle of 2 degrees 40 minutes 54 seconds an arc distance of 137.27 feet; thence South 04 degrees 46 minutes 00 seconds East 999.17 feet to the South line of said Lot 5; thence North 89 degrees 58 minutes 28 seconds West along said South line of Lot 5 a distance of 150.53 feet to the Southwest corner of said Lot 5; thence North 04 degrees 46 minutes 00 seconds West along the West line of said Lots 5 and 4 a distance of 1017.78 feet to the Point of Beginning.

PARCEL B

A portion of Lots 4 and 5 of the Florida Home and Investment Corporation Subdivision of the South half of Government Lot 1, Section 9, Township 7 South, Range 29 East, as recorded in Map Book 2, Page 61 of the Public Records of St. Johns County, Florida, lying south of State Road 16, a 200 foot right-of-way as now established being more particularly described as follows:

Beginning at the intersection of the west line of said Lot 4 and the southerly right-of-way line of State Road 16 (200 foot right-of-way); thence South 80 degrees 02 minutes 11 seconds East along said southerly right-of-way line 15.97 feet to the point of curvature of a curve concave to the left having a radius of 2932.93 feet; thence easterly along said curve through a central angle of 2 degrees 40 minutes 54 seconds an arc distance of 137.27 feet; thence South 04 degrees 46 minutes 00 seconds East 280.25 feet, thence West along the northerly edge of a lake a distance of approximately 150 feet to the West line of the aforesaid Lots 4 and 5; thence North 04 degrees 46 minutes 00 seconds West along the west line of said Lots 5 and 4 a distance of 310.15 feet to the Point of Beginning.

IS HEREBY CHANGED TO: IW

SUBJECT TO THE FOLLOWING CONDITIONS:

1. The described lands to be used only as a contractor's office and for the storage of building materials.
2. Any buildings to be located a minimum of 50 feet from the highway.
3. All outside storage to be within an eight (8) foot fence as provided by code section 5-10-1-E.
4. Only one access/egress to State Road 16 from the property. Said access/egress to be located, designed, permitted and constructed to DOT Standards.
5. Water for fire protection will be provided from the lake adjoining the property until public water lines have been laid to within one - quarter mile of the property on the South side of State Road 16. At such time as central water is available, the property will be tied into the system, at the owners expense, including a fire hydrant as may be required by the Fire Marshall.
6. No structure shall exceed a maximum height of 35 feet except as provided in Section 7-2 of the Zoning Ordinance.
7. Owner will comply with all County paving, drainage and landscaping requirements.
8. Development will occur only on that portion of the subject property described as Parcel B.
9. The property shall be tied into central sewer service, at the owners expense, when central sewer lines are available to the site.

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 24th day of April, 1990.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Craig A. Haguire
Chairman

ATTEST: CARL "BUD" MARKEL, CLERK

BY: Carl Bud Markel
Clerk

Adopted regular meeting April 24, 1990.

Effective: May 4, 1990

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

APR 24 1990

CLERK OF BOARD OF COUNTY COMMISSIONERS



FLORIDA DEPARTMENT OF STATE

Jim Smith
Secretary of State

DIVISION OF ELECTIONS
Room 1802, The Capitol
Tallahassee, Florida 32399-0250
(904) 488-8427

May 2, 1990

Honorable Carl "Bud" Markel
Clerk of Circuit Court
St. Johns County Courthouse
Post Office Drawer 300
St. Augustine, Florida 32085

Attention: Connie E. McDaniel, Deputy Clerk

Dear Mr. Markel:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge your letter of April 25, 1990 and certified copies of St. Johns County Ordinance No's. 90-22, 90-23 and 90-24, which were filed in this office on May 2, 1990.

Sincerely,

Liz Cloud, Chief
Bureau of Administrative Code

LC/mb

RECEIVED
ST. JOHNS COUNTY FLORIDA

'90 MAY -4 P3:44

Clerk of Circuit Court