

ORDINANCE NO. 90-27

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF RS-1 to OR

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

WHEREAS, (Property Owners' names): Daniel Patrick Palmer/ Jenny Henningsen

filed application for change of zoning on lands hereinafter described, and after required notice was published, a public hearing was held on 8 day of May, 1990 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 OR 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 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 Daniel Patrick Palmer and Jenny Henningsen

zoning classification of RS-1, single family Residential on the following described lands:

LEGAL DESCRIPTION

A portion of Lot 1, Block "A", according to map of RIVERDALE LAND COMPANY, Riverdale, Florida, St. Johns County, Florida, recorded in the Public Records of said County in Map Book 1, Pages 149 through 154, said portion being more particularly described as follows:

For POINT OF BEGINNING, commence at an iron pipe set in the Northerly line of said Lot 1, where same intersects the Easterly Right-of-Way line of County Road No. 13 (formerly Florida State Road Number 13), and run in a Southeasterly direction along said Right-of-Way line, and along the arc of a curve concave to the East and having a radius of 1,112.97 feet, a chord distance of 109.82 feet to an iron pipe in the Southerly line of said Lot 1, the bearing of the aforementioned chord being S 26°50'45" E; run thence N 89°16'30" E, along the Southerly line of Lot 1, a distance of 399.47 feet to the Southeasterly corner of said Lot; run thence N 38°12'45" W, along the Northeasterly boundary of said Lot, 123.91 feet to an iron pipe set at the Northeasterly corner of said lot; run thence S 89°20' W, along the Northerly boundary of said lot, 372.45 feet to an iron pipe at the POINT OF BEGINNING.

AND ALSO the Westerly 1/2 of vacated Riverdale Boulevard being South of the North line of said Lot 1, Block "A" extended East to the centerline of said Riverside Boulevard and North of the South line of said Lot 1, Block "A" extended East to the centerline of said Riverside Boulevard.

IS HEREBY CHANGED TO: OR, Open Rural

SUBJECT TO THE FOLLOWING CONDITIONS:

1. Maximum height of structures shall not exceed 35 feet.
2. No farm animal shall be allowed except poultry, and rabbits, which shall be housed properly.
3. No mobile home shall be allowed.

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 8th day of May, 1990.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

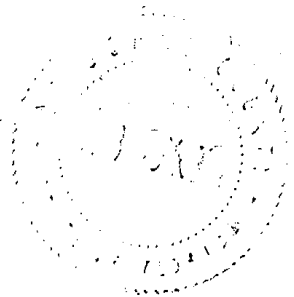
BY: Craig Maguire  
Chairman

ATTEST: CARL "BUD" MARKEL, CLERK

BY: Carl "Bud" Markel  
Clerk

Adopted Regular BCC meeting May 8, 1990.

Effective: May 22, 1990



FILED TO THE CLERK OF ST. JOHNS COUNTY FLORIDA  
MAY 10 1990  
CLERK OF ST. JOHNS COUNTY

# 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: RE-1 TO O R PALMER & HENNINGSEN

\_\_\_\_\_ in the \_\_\_\_\_ Court,  
was published in said newspaper in the issues of \_\_\_\_\_  
MARCH 29, 1990

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 3rd day of APRIL

A.D. 19 90

Delbia W. Faba  
(SEAL) \_\_\_\_\_ Notary Public

6/2/90  
Notary Public, St. Johns County, Florida

\$46.73

NOTICE IS HEREBY GIVEN  
THAT THE BOARD OF COUNTY  
COMMISSIONERS OF ST.  
JOHNS COUNTY, FLORIDA,  
AT ITS REGULAR MEETING  
ON THE 8 DAY OF MAY 1990  
AT 1:45 o'clock PM, IN THE  
COUNTY AUDITORIUM,  
COUNTY ADMINISTRATION  
BUILDING, LEWIS SPEED  
WAY (COUNTY ROAD 16-A)  
AND U.S. #1 NORTH, ST. AU-  
GUSTINE, FLORIDA, WILL  
CONSIDER THE PASSAGE OF  
THE FOLLOWING ORDINANCE:

AN ORDINANCE OF THE  
COUNTY OF ST. JOHNS,  
STATE OF FLORIDA, REZON-  
ING LANDS AS DESCRIBED  
HEREINAFTER FROM THE  
PRESENT ZONING CLASSIFI-  
CATION OF RS-1 TO OR WITH  
THE POSSIBILITY ADDED  
CONDITIONS.

BE IT ORDAINED BY THE  
BOARD OF COUNTY COM-  
MISSIONERS OF ST. JOHNS  
COUNTY, FLORIDA:

SECTION 1. Pursuant to the  
application of Daniel Patrick  
Palmer and Jenny Henningsen  
owners of the following de-  
scribed land, zoning classifica-  
tion of RS-1, single family on the  
following described lands:

A portion of Lot 1, Block  
"A", according to map of RIV-  
ERDALE LAND COMPANY,  
Riverdale, Florida, St. Johns  
County, Florida, recorded in the  
Public Records of said County in  
Map Book 1, Pages 149 through  
154, said portion being more par-  
ticularly described as follows:

POINT OF BEGIN-  
NING, commence at an iron  
pipe set in the Northernly line of  
said Lot 1, where same inter-  
sects the Easterly Right-of-Way  
line of County Road No. 13 (for-  
merly Florida State Road Num-  
ber 13), and run in a Southeas-  
terly direction along said Right-  
of-Way line, and along the arc of  
a curve concave to the East and  
having a radius of 110.92 feet, to  
chord distance of 110.92 feet to  
an iron pipe in the Southernly line  
of said Lot 1, the bearing of the  
aforementioned chord being S  
26°50'45" E, run thence N  
89°16'30" E, along the Southernly  
line of Lot 1, a distance of 399.47  
feet to the Southeastery corner  
of said Lot; run thence N  
38°12'45" W, along the Northeas-  
terly boundary of said Lot 1, 233.91  
feet to an iron pipe set at the  
Northeastery corner of said lot;  
run thence S 89°20' W, along the  
Northernly boundary of said lot,  
372.45 feet to an iron pipe at the  
POINT OF BEGINNING.

AND ALSO the Westerly 1/2  
of vacated Riverdale Boulevard  
being South of the North line of  
said Lot 1, Block "A" extended  
East to the centerline of said  
Riverside Boulevard and North  
of the South line of said Lot 1,  
Block "A" extended East to the  
centerline of said Riverside  
Boulevard, is hereby changed to  
OR, Open Rural with the possi-  
bility of added conditions.

SECTION 2. Nothing herein  
contained shall be deemed to im-  
pose conditions, limitations or  
requirements not applicable to  
all other land in zoning district  
wherein said lands are located,  
except as provided herein  
above.

SECTION 3. The Building  
Department is authorized to is-  
sue construction permits al-  
lowed by zoning classification as  
rezoned hereby.

SECTION 4. This Ordinance  
shall take effect upon receipt of  
advice of the Secretary of State  
and the Clerk of the Board of  
County Commissioners, and the  
same has been filed.

BOARD OF COUNTY  
COMMISSIONERS OF  
ST. JOHNS COUNTY,  
FLORIDA

BY: s/ Carl "Bud" Martel  
clerk

If a person decides to appeal any  
decision made by the Board of  
County Commissioners with re-  
spect to any matter considered  
at the meeting or hearing, he  
will need a record of the pro-  
ceedings, and for such purpose  
he may need to ensure that a  
verbatim record of the proceed-  
ings is made, which record in-  
cludes the testimony and evi-  
dence used, unless the appeal is  
to be based.  
L630 March 29, 1990