

ORDINANCE NO. 90-50

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

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

WHEREAS, (Property Owners' names): Harry E. Rinehart

filed application for change of zoning on lands hereinafter described, and after required
notice was published, a public hearing was held on 11th day of
Sept, 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 CHT 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 CHT 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 J. Donald Buffkin on behalf of
Harry E. Rinehart.

zoning classification of _____

on the following described lands: A portion of Section 40, Township 5 South,
Range 25 East, St. Johns County, Florida, being described as: For a
point of reference commence at the intersection of the Southerly R/W
line of SR210 and the Westerly R/W line of Secondary Service Road No.
2, (a 66' R/W established by the State Road Dept. of Fl) run thence
Southerly along the Westerly R/W line of said Secondary Service Rd. to
a point of intersection with the center line of that certain Florida
Power & Light easement crossing said Secondary Service Rd. No.2 for the
point of beginning.

(legal description cont.)

From the point of beginning thus described continue South 2° 13' 06" East along said Westerly R/W line of Secondary Service Road No.2 a distance of approximately 755±' to a point of intersection with the Southerly Boundary of said section 40; run thence South 88° 41' 30" West along said boundary a distance of 441.11' to a point in the Easterly R/W line of Interstate Route 95; run thence North 3° 08' 06" West along said R/W line a distance of approximately 745±' to a point; (said point being on the center line of the above described Florida Power and Light easement) run thence Easterly along the center line of said Florida Power and Light easement to a point on the Westerly R/W line of Secondary Service Road No.2; said point being the point of beginning. This parcel contains approximately 7.95 acres.

IS HEREBY CHANGED TO: CHT

SUBJECT TO THE FOLLOWING CONDITIONS:

1. A detailed/scaled site plan shall be submitted for review and approval prior to any construction activity occurring on the site. The site plan shall be in compliance with the St. Johns County Paving and Drainage Ordinance as revised and reflect date necessary to meet the requirements of all other permitting agencies (SJRWD, ect.) The "expansion area" shown on the preliminary conceptual site plan is to be used for additional display area or service facilities as my be required by business growth.
2. This area will remain in its natural state until business activity dictates the need to expand. A detailed site plan showing the proposed use of the area will be submitted to all appropriate permitting agencies for review and approval prior to making any improvements. The minimum width of the buffer/landscape areas on the perimeter of the shall be a minimum of 15 feet.
2. No building shall exceed 35' in height from the established grade to the highest point on the roof.
3. The development will utilize septic tanks an well until a licensed franchisee is available in the area. The developer commits to tying into the central water/sewage system in a timely manner.

Fire protection will be provided by well or retention pond on site for the facilities. The interim fire system shall be approved by the County Fire Marshal and once central water facilities are available a hydrant system shall be installed to meet existing fire requirements for such system in accordance with NFPA 24

4. Projected hours of operation are:

Service Department: 8:30am - 4:30pm, Monday - Friday
 8:30am - 12:00pm, Saturday
 Sales Department: 8:30am - 6:30pm, Monday - Saturday
 12:00pm - 6:30pm, Sunday

All service and repair will be conducted in the service bays located within the structure.

5. No extended storage of wrecked/disabled vehicles or parts thereof will be permitted on the property. The temporary parking of wrecked/disabled motor vehicles will be restricted to that normal and reasonable time period required to effect repair.
6. Permitted uses shall be limited to sales and service of Recreation Vehicles and related accessory uses as provided pursuant to section 5-7-3 (a) when granted by exception.

"Prior to the applicants' receipt of a building permit the applicant shall seek and obtain formal approval from the Board of County Commissioners to open that unopened portion of KOA Road to the projects entrance.

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 11th day of September, 1990

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Craig A. Hoquiere
Chairman

ATTEST: CARL "BUD" MARKEL, CLERK

BY: Carl Bud Markel
Clerk

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

90 SEP 20 PM 3:38

Carl "Bud" Markel
CLERK OF CIRCUIT COURT

VERIFIED BY
AS

Adopted at a Regular meeting September 11, 1990

Effective: September 19, 1990



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 MEETING

_____ in the matter of _____

RE: APPLICATION OF DONALD BUFFKIN

_____ in the _____ Court,

was published in said newspaper in the issues of _____

AUGUST 10, 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 _____

this _____ 10th _____ day of _____ AUGUST

A.D. 19 _____ 90

(SEAL) _____
Notary Public
8/22/90

\$46.73

COPY OF ADVERTISEMENT

NOTICE IS HEREBY GIVEN THAT THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AT ITS REGULAR MEETING ON THE 11 DAY OF SEPTEMBER 1990 AT 1:45 O'CLOCK P.M. IN THE COUNTY AUDITORIUM, COUNTY ADMINISTRATION BUILDING, LEWIS SPEEDWAY COUNTY ROAD 16-A) AND U.S. 91 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 DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF OR TO CRT WITH THE POSSIBILITY OF CHANGING CONDITIONS.

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

SECTION 1. Pursuant to the application of J. Donald Buffkin on behalf of Harry E. Rinehart owners of the following described land, zoning classification of OR, Open Rural, of the following described lands:

A portion of Section 40, Township 5 South, Range 25 East, St. Johns County, Florida, being described as: For a point of reference commence at the intersection of the Southern R/W line of SR210 and the Western R/W line of Secondary Service Road No. 2, (a 66' R/W established by the State Road Dept. of FL) run thence Southerly along the Western R/W line of said Secondary Service Rd. to a point of intersection with the center line of that certain Florida Power & Light easement crossing said Secondary Service Rd. No. 2 for the point of beginning. From the point of beginning thus described continue South 2 1/2' 06" East along said Western R/W line of Secondary Service Road No. 2 a distance of approximately 755 plus or minus' to a point of intersection with the Southern boundary of said section 40, run thence South 88' 41' 30" West along said boundary a distance of 441.11' to a point in the Eastern R/W line of Interstate Route 95; run thence North 5' 06' 06" West along said R/W line a distance of approximately 745 plus or minus' to a point (said point being on the center line of the above described Florida Power and Light easement) run thence Easterly along the center line of said Florida Power and Light easement to a point in the Western R/W line of Secondary Service Road No. 2; said point being the point of beginning. This parcel contains approximately 7.62 acres.

It is hereby changed to CRT Commercial Highway Tourist 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: Carl Bud Martin, 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.

LMS Aug. 10, 1990