

ORDINANCE NUMBER: 91-25

P. U. D. OFF. REC.

BOOK D PAGE 261

INTRODUCED BY COMMISSIONER:

AN ORDINANCE OF THE COUNTY OF ST. JOHNS,  
STATE OF FLORIDA, REZONING LANDS AS DESCRIBED  
HEREINAFTER FROM PRESENT ZONING CLASSIFICATION  
OF OPEN RURAL (OR) TO PLANNED SPECIAL DEVELOPMENT  
(PSD).

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

SECTION 1. That as requested by Osman A. Shatila in the  
application with supporting documents for zoning change dated  
November 2, 1990 (hereinafter the SHATILA AND SONS AUTO  
STORAGE PSD application), the zoning classification of the  
lands described:

Tract Number Five (5) in the Green Acres  
Subdivision, Section One (1), less the portion  
lying in the Right-of-way of State Road 16,  
according to the plat thereof filed and recorded  
in the Public Records of St. Johns County, State  
of Florida, in Plat Book 6, at page 5.

is hereby changed from Open Rural (OR) to Planned Special  
Development (PSD).

SECTION 2. That development of the lands within this  
Planned Special Development shall proceed in accordance with  
the SHATILA AND SONS AUTO STORAGE PSD application and  
supporting documents which are a part of file R-PSD-90-035  
and which are incorporated by reference into and made a part  
of this Ordinance, and as supplemented by the provisions of  
this Ordinance listed below. In the case of conflict between  
the Application or supporting documents and the below  
described provisions of this Ordinance, the below described  
provisions shall prevail.

SECTION 3. That all roads and parking areas within the  
project either public or private, shall be constructed to  
approved County standards.

SECTION 4. That all easements required for drainage  
purposes shall be granted to the County at no cost, upon the  
County's request.

SECTION 5. That the area proposed for storage of  
wrecked vehicles shall be surfaced with concrete and storage  
shall be provided on site for any waste fluids, which shall  
be disposed of in accordance with County, State and Federal  
regulations.

SECTION 6. That all building code, zoning ordinance and other land use and development regulations of St. Johns County, as may be amended from time to time, shall be applicable to this development, except those permitting variances and special exceptions and except to the extent that they conflict with specific provisions of the approved development plan or PSD Ordinance. Modification to approved development plans by variance or special exception shall be prohibited.

SECTION 7. That this project shall comply with the standards, policies, and requirements in effect at the time of final approval and permitting of this project for development, including any successor or new policies, financing mechanisms, plans and ordinances adopted by St. Johns County after the date of the Planned Special Development Ordinance approval including, without limitation, any concurrency management programs adopted pursuant to Florida Statutes 163.3202 (2)(g), as amended, and Objective J.01.05 of the St. Johns County Comprehensive Plan dated September 14, 1990, including any amendments or successor policies of land development regulations adopted to implement Florida Statutes 163.3202 (2)(g).

SECTION 8. That the Zoning Official is authorized to issue zoning clearances allowed by the zoning classification as rezoned hereby.

SECTION 9. This Ordinance shall take effect immediately upon receipt of official acknowledgement of the Office of the Secretary of State to the Clerk of the Board of County Commissioners of St. Johns County, Florida, that same has been filed.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

BY: [Signature]



ATTEST: [Signature] "Bud" Markel, Clerk

DEPUTY CLERK

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

91 JUN 12 PM 3:48

[Signature] "Bud" Markel  
CLERK OF CIRCUIT COURT

Adopted May 28, 1991 Meeting Regular

Effective June 10, 1991

**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 \_\_\_\_\_

SHERRY L. RAUCH \_\_\_\_\_ 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 PUBLIC HEARING

\_\_\_\_\_ in the matter of \_\_\_\_\_  
Tract 5, Green Acres Subdivision, Section One

\_\_\_\_\_ in the \_\_\_\_\_ Court,

was published in said newspaper in the issues of \_\_\_\_\_  
April 27, 1991

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 \_\_\_\_\_ 29th \_\_\_\_\_ day of \_\_\_\_\_ April

A.D. 19 \_\_\_\_\_ 91

*Zoe Ann Johns*  
\_\_\_\_\_  
(SEAL) Notary Public

8/22/93

**COPY OF ADVERTISEMENT**

NOTICE OF PUBLIC HEARING ON ZONING CHANGE FROM OR, OPEN RURAL, TO PSD, PLANNED

SPECIAL DEVELOPMENT NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING WILL BE HEARD BY THE PLANNING AND ZONING AGENCY AND THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA TO CONSIDER AN AMENDED SITE PLAN TO THE APPLICATION FOR REZONING TO PSD, PLANNED SPECIAL DEVELOPMENT, FOR O.A. SHATILA, PROPERTY LOCATED ON NORTH SIDE OF SR#16, EAST OF I-95.

The property described as follows:  
Tract 5, Green Acres Subdivision, Section One, according to plan thereof filed and recorded in the Public Records of St. Johns County, State of Florida, Plat Book 6, page 3 is currently zoned OR, Open Rural, and the request is to rezone to: PSD, PLANNED SPECIAL DEVELOPMENT IN ACCORDANCE WITH DOCUMENTS FILED IN APPLICATION NUMBER R-PSD-90-035. At public hearing of April 23, 1991, the Board of County Commissioners reviewed an amended site plan and hereby continued the final action on the request to:

MAY 28, 1991 at 1:30 p.m. in the County Auditorium, County Administration Building, Lewis Speedway (County Road 16-A) and U.S. #1 North, St. Augustine, Florida.

NOTICE IS FURTHER GIVEN THAT THE PLANNING AND ZONING AGENCY WILL HEAR THE REQUEST FOR AMENDMENT ON: MAY 16, 1991, at 1:30 p.m. in the County Administration Building, County Auditorium, Lewis Speedway (County Road 16-A) and U.S. #1 North, St. Augustine, Fla.

THE APPLICATION FOR PSD: FILE NUMBER: R-PSD-90-035, is maintained in the office of Planning and Zoning, County Administration Building, 1020 Lewis Speedway, St. Augustine, Florida and may be examined by parties in interest prior to said public hearings and all parties in interest shall be granted an opportunity to be heard at said public hearings.

BOARD OF COUNTY COMMISSIONERS  
By Carl "Bud" Markel, its Clerk and

PLANNING AND ZONING AGENCY  
By Mel Kutzer, its Chairman

If a person decides to appeal any decision made by the Planning and Zoning Agency or the Board of County Commissioners with respect to any matter considered at the meetings, he will need a record of the proceedings and for such purpose he may need to ensure that a verbatim record of such proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.  
L926 April 27, 1991