

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA,  
REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT  
ZONING CLASSIFICATION OF RS-2 to OR

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

WHEREAS, (Property Owners' names):

Micheal Fletcher on behalf of Melba Amos

filed application for change of zoning on lands hereinafter described, and after required  
notice was published, a public hearing was held on 25 day of  
June, 1991, at 1:30 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 OR 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

Micheal Fletcher on behalf of Melba Amos

zoning classification of OR  
on the following described lands:

(insert legal description)

Part of the F. P. Fatio Grant, Section 44, Township 5 South, Range 26 East,  
St. Johns, County, Florida, more particularly described as follows:  
Commence at a large blazed cypress tree, standing in the waters of the St.  
Johns River at the Southwest corner of the lands described in deed recorded  
in Deed Book "K", Page 347 of the Public Records of said County; thence  
South 86°-00'-00" East, 850.43 feet, along the South line of said lands,  
to an 18 inch blazed live oak; thence continue along the South line of said  
lands, North 54°-00'-00" East, 704.43 feet, to the Point of Beginning; thence  
continue North 54°-00'-00" East, 2091.99 feet, along said Southerly line,  
to an angle point; thence continue along said Southerly line, North 54°-  
20'-46" East, 1234.66 feet, to the North line of the Hallows Tract; thence  
South 89°-00'-00" West, 849.17 feet, along said North line; thence South  
52°-51'-00" West, 1106.26 feet; thence South 53°-49'-14" West, 1280.76 feet;  
thence South 00°-39'-01" East, 314.72 feet; thence South 18°-25'-55" West,  
206.20 feet, to the Point of Beginning.

Containing 30.66 acres, more or less.

IS HEREBY CHANGED TO: OR

SUBJECT TO THE FOLLOWING CONDITIONS:

That the following uses shall be prohibited on the subject property without a public hearing and subsequent approval by the Board of County Commissioners, St. Johns County:

1. The commercial raising and/or processing of Poultry and swine.
2. Mobile homes . . .
3. Roadside stands where the major portion of the products offered for sale are grown on the premises.
4. Churches, Monasteries, Convents, Temporary revival establishments, columbariums, mausoleums, and governmental structures.
5. Schools, colleges and universities with conventional academic curriculum.
6. Day nurseries and kindergartens.
7. Governmental uses.
8. Garbage dumps and Landfills
9. Race tracks for vehicles

That the number of horses boarded on the premises for a fee belonging to others residing off the premises shall be subject to review and approval by the Board of County Commissioners, St. Johns County during such times as the title of the subject property is not in the names of Mike Fletcher or members of his immediate family.

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 I above.

SECTION 3. 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 mechanism, plans and ordinances adopted by St. Johns County after the date of approval of this ordinance, 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's 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 4. The St. Johns County Building Department is authorized to issue construction permits allowed by classification as rezoned and conditions hereby.

SECTION 5. 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 6. 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 I hereof.

PASSED THIS 25 day of June 1991.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

BY: *Charles A. Howard*  
Chairman

ATTEST: CARL "BUD" MARKEL, CLERK

BY: *Patricia S. DeGrasso*  
Deputy Clerk

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

91 JUL -2 AM 10:55

*Carl "Bud" Markel*  
CLERK OF CIRCUIT COURT

VERIFIED BY  
*[Signature]*

Adopted June 25, 1991 meeting regular

Effective: July 9, 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 \_\_\_\_\_  
PUBLIC NOTICE \_\_\_\_\_

\_\_\_\_\_ in the matter of \_\_\_\_\_  
Michael Flether on Behalf of Melba Amos \_\_\_\_\_

\_\_\_\_\_ in the \_\_\_\_\_ Court,  
was published in said newspaper in the issues of \_\_\_\_\_  
May 24, 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 Zoe Ann Johns  
this 28th day of May  
A.D. 19 91

Zoe Ann Johns  
(SEAL) \_\_\_\_\_ Notary Public  
8/22/93

NOTICE IS HEREBY GIVEN THAT THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AT ITS REGULAR MEETING ON THE 25 DAY OF JUNE 1991 AT 1:30 O'CLOCK PM. IN THE COUNTY AUDITORIUM, COUNTY ADMINISTRATION BUILDING, LEWIS SPEEDWAY (COUNTY ROAD 16A) 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 RS-2 TO OR-2 TO BE IT OBTAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA:

SECTION 1. Pursuant to the application of Micheal Flether on behalf of Melba Amos owner of the following described land:

Part of the F.P. Fatjo Grant, section 44, Township 5 South, Range 26 East, St. Johns County, Florida, more particularly described as follows:

Commence at a large blazed cypress tree, standing in the waters of the St. Johns River at the Southwest corner of the lands described in deed recorded in Deed book "K", Page 347 of the Public Records of said County; thence South 85°-00'-00" East, 850.45 feet, along the South line of said lands, to an 18 inch blazed live oak; thence continue along the South line of said lands, North 54°-00'-00" East, 704.43 feet, to the Point of Beginning; thence continue North 54°-00'-00" East, 2091.29 feet, along said Southerly line, to an angle point; thence continue along said Southerly line, North 54°-29'-44" East, 1234.66 feet, to the North line of the Hallows Tract; thence South 99°-00'-00" West, 849.17 feet, along said North line; thence South 52°-51'-00" West, 1106.26 feet; thence South 53°-49'-14" West, 1290.75 feet; thence South 90°-39'-01" East, 514.72 feet; thence South 18°-25'-55" West, 206.20 feet, to the Point of Beginning.

Containing 30.66 acres, more or less.

IS HEREBY CHANGED TO: OR, Open Rural.

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.

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: s/ Carl "Bud" Markel  
its 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.

L.089 May 24, 1991



FLORIDA DEPARTMENT OF STATE

Jim Smith  
Secretary of State

Room 2002, DIVISION OF ELECTIONS

The Capitol, Tallahassee, Florida 32399-0250  
(904) 488-8427

RECEIVED

July 3, 1991

91 JUL -9 AM 1:55

*Patricia DeGrande*  
CLERK

Honorable Carl "Bud" Markel  
Clerk of Circuit Court  
St. Johns County Courthouse  
Post Office Drawer 300  
St. Augustine, Florida 32085-0300

Attention: Patricia DeGrande, Deputy Clerk

Dear Mr. Markel:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge your letter of July 1, 1991 and certified copies of St. Johns County Ordinance No's. 91-29 and 91-30, which were filed in this office on July 3, 1991.

Sincerely,

*Liz Cloud*

Liz Cloud, Chief  
Bureau of Administrative Code

LC/mb