

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

CI WITH CONDITIONS TO CI WITH CHANGE AND ADDITION/ WITH CERTAIN CONDITIONS: REQUIRING RECORDATION: AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, (Property Owners' names): Steve E. Shamblin

filed application for change of zoning on lands hereinafter described, and after required notice was published, a public hearing was held on 10 day of December, 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 CI 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 CI 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 Steve E. Shamblin

zoning classification of Ci with Conditions, Ordinance 86-68 on the following described lands:

(insert legal description)

see attached Exhibit A

Handwritten notes: P. Degraide, Dec - 1700, Sur - 250, Bill Co -

Recorded in Public Records St. Johns County, FL Clerk# 95021995 O.R. 1120 PG 1118 03:27PM 07/26/95 Recording \$17.00 Surcharge \$2.50

IS HEREBY CHANGED TO: CI With Conditions

O.R. 1120 PG 1119

SUBJECT TO THE FOLLOWING CONDITIONS:

1. The use of the property shall be limited to the following:
  - a. Outdoor sale of produce, vegetables, fruit, poultry and fish.
  - ~~b. Retail sale of milk, bread, eggs, soda's and juices.~~
  - c. Take out and preparation of barbecued meats, poultry, and seafood.
2. The site will be restricted to a single access point as shown on the site plan (Exhibit B). There shall be no direct access to U.S.#1.
3. Compliance with all zoning requirements including on site parking, etc., commensurate with current county regulations.
4. Shall file an application with the Department of Transportation or negotiate with same to facilitate implementation of the plan within sixty (60) days of approval.
5. Compliance with the St. Johns County Paving and Drainage Ordinance or provide a paved pervious surface course and stormwater retention within ~~six~~<sup>six</sup> months of approval, if appropriate waiver is granted by Board of County Commissioners.
6. To meet St. Johns County landscape requirements within ninety (90) days of approval, but will be subject to DOT approval of use of right of way along SR 206.
7. To remove the fence or lower it to four (4) feet immediately (within thirty days) upon approval. There shall be no signs on fence.
8. Improvements on the property shall be in general compliance with attached exhibit B, site plan, with modification allowed to accomodate jurisdictional agency (s) requirements.

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 10th day of December 1991.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

BY: [Signature]  
Chairman

ATTEST: CARL "BUD" MARKEL, CLERK

BY: [Signature]  
Deputy Clerk

Adopted December 10, 1991 meeting Regular

Effective: December 23, 1991

O.R. 1120 PG 1121

"EXHIBIT A"

Legal Description:

Part of the Southeast Quarter of the Southeast Quarter of Section 31, Township 8 South, Range 30 East, more particularly described as follows:

Beginning at a point where the North line of Right of Way Road No. 10 intersects the East line of Right of Way of State Road #4, said point being 980 feet West of Section line between Section 31, 32, Township 8, Range 30 East; Thence run East 300 feet to a post; thence run North 66 feet to a post; Thence run West 308 feet to the East line of State Road #4; thence run South 9° East, 66 feet to point of beginning, containing forty-five hundredths (.45) of an acre, more or less and being part of SE $\frac{1}{4}$  of SE $\frac{1}{4}$ , Section 31, Township 8 South, Range 30 East. EXCEPTING THEREFROM those portions conveyed to the State of Florida in Quit Claim Deeds recorded in Deed Book 130, Page 210 and Deed Book 226, Page 274 of the public records of St. Johns County, Florida

# 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 MEETING

\_\_\_\_\_ in the matter of \_\_\_\_\_

REGULAR MEETING ON DECEMBER 10, 1991

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

was published in said newspaper in the issues of \_\_\_\_\_

October 31, 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 31st day of October

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 10 DAY OF DECEMBER 1991 AT 1:30 o'clock PM, IN THE COUNTY AUDITORIUM, COUNTY ADMINISTRATION BUILDING, LEWIS SPEEDWAY (COUNTY ROAD 16-A) 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 C1 with conditions TO C1, with change and addition to conditions.

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

SECTION 1. Pursuant to the application of Steve E. Shamblin owners of the following described land, zoning classification of C1 with Conditions on the following described lands:

"EXHIBIT A"  
Part of Southeast Quarter of the Southeast Quarter of Section 31, Township 8 South, Range 30 East, more particularly described as follows:

Beginning at a point where the North line of Right of Way Road No. 10 intersects the East line of Right of Way of State Road #4, said point being 980 feet West of Section line between Section 31, Township 8, Range 30 East; thence run East 300 feet to a post; thence run North 66 feet to a post; Thence run West 308 feet to the East line of State Road #4; thence run South 9° East, 66 feet to point of beginning, containing forty-five hundredths (.45) of an acre, more or less and being part of SE 1/4 of SE 1/4, Section 31, Township 8 South, Range 30 East. EXCEPTING THEREFROM those portions conveyed to the State of Florida in Quit Claim Deeds recorded in Deed Book 130, Page 210 and Deed Book 226, Page 274 of the public records of St. Johns County, Florida.

IS HEREBY CHANGED TO: C1 with 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.

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.

L060 Oct. 31, 1991