

Jan + Feb - FCC Secty
P. Degrande
Fec - 2100
Jur - 300

2

Bill Co - ORDINANCE NO. 92-30

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS OWNED BY PLANTATION PARK ASSOCIATES AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF OPEN RURAL "OR" TO INDUSTRIAL AND WAREHOUSING "IW" WITH CERTAIN CONDITIONS; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in 1985 Ordinance No. 85-22 granted an exception for sausage processing under Section 5-11-4 (p) on lands zoned OR as described hereinafter as Parcel One; and in conjunction therewith, changed the zoning from OR to IW on a large adjoining parcel to allow for offices and distribution facilities, and other permitted IW uses;

WHEREAS, Parcel One has not been used for food processing, and the adjoining parcel is used for offices and distribution facilities;

WHEREAS, the applicant has requested to extend the IW zoning with conditions on the large adjoining parcel to Parcel One;

WHEREAS, the BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, found as to the requested rezoning, as follows: (a) the proposed rezoning promotes the public welfare and complements the St. Johns County Comprehensive Plan; (b) the 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 the public health, safety and general welfare, and without promise,

Recorded in Public Records St. Johns County, FL
Clerk# 95021987 O.R. 1120 PG. 1073 -03:27PM 07/26/95
Recording \$21.00 Surcharge \$3.00

O.R. 1120 PG 1074

prerequisite, or inducement to the enactment of this Ordinance, applicant agreed to limit its use of said lands and has consented to restrictions or limitations on the applied for rezoning to IW as hereinafter provided; and (e) such restrictions or limitations are for the benefit of the general public and not just the applicant, and they are reasonable and nondiscriminating;

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

SECTION 1: Pursuant to the application of Plantation Park Associates, the zoning classification of OR on the lands described as Parcel One in the attached Exhibit One is hereby changed to IW, subject to the following conditions:

(1) There shall be no more than two vehicular accesses across the east boundary of Parcel One on Old Dixie Highway; and

(2) The following uses otherwise permitted under IW shall not be permitted uses for Parcel One: all uses described in paragraphs (d), (f), (k), and (m) of Section 5-10-1 of the St. Johns County Zoning Ordinance;

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. At the public hearing on September 17, 1992, the St. Johns County Planning and Zoning Agency recommended approval. See Agency report and recommendation dated October 1, 1992, with findings which are hereby adopted by reference and made a part hereof.

SECTION 4. 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 any development on Parcel One, except as modified by permitting variances and special exceptions, and except to the extent that they conflict with specific provisions of this Ordinance.

SECTION 5. Any development on Parcel One shall comply with the standards, policies and requirements in effect at the time of final approval and permitting for development, including any successor or new policies, financing mechanism, plans and ordinances adopted by St. Johns County after the date of this Ordinance approval including, without limitation, any concurrency management programs adopted pursuant to Florida Statute 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 to successor policies of land development regulations adopted to implement Florida Statute 163.3202(2)(g).

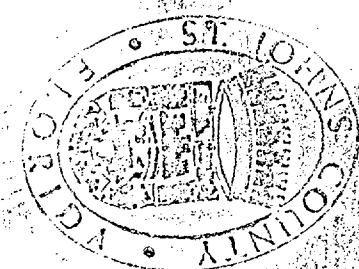
SECTION 6. The Zoning Inspector is authorized to issue construction permits allowed by classification as rezoned and conditioned hereby.

O.R. 1120 PG 1076

SECTION 7. This Ordinance shall take effect immediately upon receipt of official acknowledgement from the Office of the Secretary of State to the Clerk of the Board of County Commissioners that same has been filed.

SECTION 8. 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 of the property owner described on page one hereof.

PASSED this 13th day of October, 1992.



BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Fred Brinkhoff
Chairman-Fred Brinkhoff

ATTEST: CARL "BUD" MARKEL, Clerk

BY: Carl "Bud" Markel
Clerk

Adopted regular meeting Oct. 13, 1992

Effective October 29, 1992.

EXHIBIT ONE

PARCEL ONE

A parcel of land lying in and being a part of the Southeast 1/4 of Section 11, Township 5 South, Range 28 East, St. Johns County, Florida and being more particularly described as follows:

COMMENCING at a concrete monument being the Southeast corner of Section 11, Township 5 South, Range 28 East, thence run N 01°13'57" W for a distance of 270.92 ft. along the East line of said Section 11 to an iron pin said point being the intersection of the Northeasterly R/W of U. S. Highway No. 1 and the West R/W line of Ray Road; thence continue N 01°18'52" W for a distance of 720.88 feet along the said East line Line of Section 11 to an iron pin said point being the intersection of the West R/W of Ray Road (East line of Section 11) and the Southwesterly R/W of Old Dixie Highway; thence run N 40°02'47" W for a distance of 1,148.80 feet along the Southwesterly R/W of Old Dixie Highway to the point of beginning of this description; from said point of beginning thence continue N 40°02'47" W for a distance of 250.00 feet along the Southwesterly R/W of Old Dixie Highway to an iron pipe; thence run S 48°44'47" W for a distance of 135.00 feet to a point; thence run S 40°02'47" East for a distance of 250.00 feet to a point; thence run N 48°44'47" E a distance of 135.00 ft. to the point of beginning of this description and to close.

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 HEARING _____

_____ in the matter of _____

MEETING ON OCTOBER 13, 1992 _____

_____ in the _____ Court,

was published in said newspaper in the issues of _____

Sept. 2, 1992 _____

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 3rd day of September

A.D. 19 92

Zoe Ann Johns
(SEAL) 8/22/92 Notary Public

COPY OF ADVERTISEMENT

NOTICE IS HEREBY GIVEN THAT THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AT ITS REGULAR MEETING ON THE 13 DAY OF October 1992 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 OR TO IW with conditions.

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

SECTION 1. Pursuant to the application of Plantation Park Associates owners of the following described land, zoning classification of OR on the following described lands:

EXHIBIT ONE

PARCEL 1:
A parcel of land lying in and being a part of the Southeast 1/4 of Section 11, Township 5 South, Range 28 East, St. Johns County, Florida and being more particularly described as follows:

COMMENCING at a concrete monument being the Southeast corner of Section 11, Township 5 South, Range 28 East, thence run N 01°13'57" W for a distance of 270.92 ft. along the East line of said Section 11 to an iron pin said point being the intersection of the Northeastly R/W of U. S. Highway No. 1 and the West R/W line of Ray Road; thence continue N 01°18'52" W for a distance of 720.88 feet along the said East line of Section 11 to an iron pin said point being the intersection of the West R/W of Ray Road (East line of Section 11) and the Southwestly R/W of Old Dixie Highway; thence run N 40°02'47" W for a distance of 1,148.80 feet along the Southwestly R/W of Old Dixie Highway to the point of beginning of this description; from said point of beginning thence continue N 40°02'47" W for a distance of 250.00 feet along the Southwestly R/W of Old Dixie Highway to an iron pipe; thence run S 48°44'47" W for a distance of 135.00 feet to a point; thence run S 40°02'47" East for a distance of 250.00 feet to a point; thence run N 48°44'47" E a distance of 135.00 ft. to the point of beginning of this description and to close.

IS HEREBY CHANGED TO: IW 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 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.

Notice to all hearing impaired persons: Anyone planning to attend this meeting and needs the services of an interpreter, please contact David Halstead, ADA Coordinator at (904) 823-2505 at least 5 days prior to the date of this meeting.

"It is anticipated that one or more members of the Board of County Commissioners of St. Johns County, Florida, may attend and participate in this meeting."



FLORIDA DEPARTMENT OF STATE
Jim Smith
Secretary of State
DIVISION OF ELECTIONS
Room 2002, The Capitol, Tallahassee, Florida 32399-0250
(904) 488-8427

October 26, 1992

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

Attention: Yvonne Carter, Deputy Clerk

Dear Mr. Markel:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge your letter of October 20, 1992 and certified copies of St. Johns County Ordinance Numbers 92-30, 92-31, 92-32 and 92-33, which were received and filed in this office on October 26, 1992.

Sincerely,

A handwritten signature in cursive script that reads "Liz Cloud".

Liz Cloud, Chief
Bureau of Administrative Code

LC/mb

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