

Bill Co.
Rec-1300 Sur-200
ORDINANCE NO. 94-11



AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF CG, COMMERCIAL GENERAL, TO RES-3, SINGLE FAMILY RESIDENTIAL, REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Willie Mitchell, owner of land hereinafter described, filed application for change of zoning hereinafter described, and after required notice was published, a public hearing was held on the 22 day of March, 1994, at 1:30 o'clock P.M. on said application, and

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

SECTION 1. Upon consideration of the application, R-93-022, supporting documents, statements from the applicant, and comments from staff at the public hearing, finds as follows:

- a. R-93-022 has been fully considered after public hearing pursuant to legal notice duly published as required by law and the St. Johns County Zoning Ordinance;
- b. The proposed rezoning from CG to RS-3 does not adversely affect the orderly development of St. Johns County as embodied in the Zoning Ordinance and the Comprehensive Plan;
- c. The proposed RS-3 classification will not affect adversely the health and safety of residents or workers in the area and will not be detrimental to the natural environment, development of adjacent properties, or general neighborhood;
- d. The proposed RS-3 classification will accomplish the objectives, standards and criteria of the Zoning Ordinance;
- e. The rezoning is consistent with the development of property in the area and is compatible with the desired future development of the area;
- f. The proposed intensity of development is consistent with the uses allowable by the Comprehensive Plan with regard to development with the Comprehensive Plan designation "D", Residential; and

Inv let - BCC Secty
Yvonne Carter

Recorded in Public Records St. Johns County, FL
Clerk # 94013110 O.R. 1048 PG 1092 11:54AM 04-14-94
Recording 13.00 Surcharge 2.00

O.R. 1048 PG 1093

g. On December 16, 1993, the St. Johns County Planning and Zoning Agency held a public hearing on the matter, and has recommended approval by unanimous vote as reflected in its report and recommendation dated December 21, 1993. The findings within the report and recommendation are hereby adopted herein.

SECTION 2. Pursuant to the application of Willie Mitchell, zoning classification of CG, Commercial General, on the lands described as follows:

(12-1) East 1/2 Huertas Grant Subdivision E. 50 feet of West 450 feet of South 140 feet of Lot 4, of North 1/2 of Block 2, as recorded in Map Book 235, page 557, as recorded in the public records of St. Johns County, Florida.

IS HEREBY CHANGED TO RS-3, SINGLE FAMILY RESIDENTIAL

SECTION 3. 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 4. 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, and including any successor or new policies, financing mechanism, plans or ordinances adopted by St. Johns County after the date of approval of this ordinance, including, without limitations, 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 or successor policies or land development regulations adopted to implement Florida Statute 163.3202 (2)(g).

SECTION 5. This Ordinance shall take effect immediately upon receipt of official acknowledgment 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 records of St. Johns County, Florida, and indexed under the name of the property owner listed in Section 1 hereof.

PASSED AND ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA, THIS 22 DAY OF March,
1994.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: Allen Roberts
Its Chair - Allen Roberts

ATTEST: CARL "BUD" MARKEL, CLERK

By: Isma Pacetti
Clerk

Effective date: APRIL 8, 1994

The St. Augustine Record

PUBLISHED EVERY AFTERNOON MONDAY THROUGH FRIDAY, SATURDAY AND SUNDAY MORNING
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

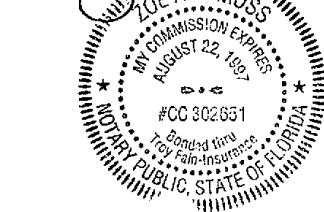
STATE OF FLORIDA, COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared _____
SHERRY R. FREE _____ 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 _____
MEETING ON MARCH 22, 1994 _____
_____ in the _____ Court,
was published in said newspaper in the issues of _____
February 9, 1994 _____

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 9th day of February _____
A.D. 19 94

Zoe Ann Moss
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 22nd DAY OF MARCH

1994 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 CG TO RS-3.

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

SECTION 1. Pursuant to the application of Willie Mitchell owners of the following described land, zoning classification of CG, Commercial General on the following described lands:

(12-1), east 1/2 Huertas Grant Subdivision, E. 50 feet of West 450 feet of South 140 feet of lot 4, of North 1/2 of Block 2, as recorded in Map Book 735, pages 557, as recorded in the public records of St. Johns County, Fla.

IS HEREBY CHANGED TO: RS-3, Single Family Residential.

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.

NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act persons needing a special accommodation or an interpreter, to participate in this proceeding should contact David Holstead, ADA Coordinator, at (904) 823-2500 or at the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida 32095, not later than 5 days prior to the date of this meeting.

L728 Feb. 9, 1994



FLORIDA DEPARTMENT OF STATE
Jim Smith, Secretary of State
DIVISION OF ELECTIONS
Bureau of Administrative Code
The Elliot Building
Tallahassee, Florida 32399-0250
(904) 488-8427

April 1, 1994

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 March 29, 1994 and certified copies of St. Johns County Ordinance Numbers 94-9, 94-10, 94-11 and 94-12, which were received and filed in this office on April 1, 1994.

Sincerely,

Liz Cloud, Chief
Bureau of Administrative Code

LC/mb

RECEIVED
11:38 AM - 8 APR 1994

Ordinance Book 13 Page 323