

Recorded in Public Records St. Johns County, FL
Clerk# 95011999 O.R. 1106 PG 665 04:27PM 04/28/95
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V - Carter

ORDINANCE NUMBER: 95-2

AN ORDINANCE OF THE COUNTY OF ST. JOHNS,
STATE OF FLORIDA, REZONING LANDS AS DESCRIBED
HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION
OF CN, COMMERCIAL NEIGHBORHOOD, TO RMH-S, RESIDENTIAL
MOBILE HOME, SINGLE FAMILY; MAKING FINDINGS OF FACT;
REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, William P. Bryant, on behalf of Charles B. Hooten, III,
owner of the land described herein, filed application for change
dated October 5, 1994 of zoning hereinafter described, and after
required notice was published, a public hearing was held on the
14 th day of February, 1995 at 1:30 o'clock PM 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-94-017,
supporting documents, statements from the applicant,
correspondence received by the Planning and Zoning Department,
and comments from the staff and applicant at the the public
hearing, finds as follows:

a. R-94-017 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 CN to RMH-S does not
adversely affect the orderly development of St. Johns County as
embodied in the Zoning Ordinance and the Comprehensive Plan;

c. The proposed RMH-S classification will not adversely
affect 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;

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d. The proposed RMH-S 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

g. On November 3, 1994, 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 November 8, 1994, the findings within the report and recommendation are hereby adopted herein.

SECTION 2. Pursuant to the application of William P. Bryant, zoning classification of CN, Commercial Neighborhood, on the following described lands:

Treasure Beach First Addition, Lot 9, Block 2, according to map book 11, pages 39-41 of the public records of St. Johns County, Florida,

is hereby changed to RMH-S, Residential Mobile Home, Single Family.

SECTION 3. Nothing herein contained shall be deemed to impose conditions, limitation, or requirements not applicable to all other land in the zoning district wherein said lands are located, except as stated herein.

SECTION 4. All building code, zoning ordinance, and other land use and development regulations of St. Johns County, including, without limitations, any Concurrency Management Ordinance and the St. Johns County Comprehensive Plan, as may be amended from time to time shall be applicable to this development.

Unless the Board of County Commissioners demonstrates that compliance with the land development regulations is essential to the public health, safety or welfare, nothing in this section shall be deemed to :(a) supersede any

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applicable "grandfathering" or "vested rights" provisions contained in the Florida Statutes or that may be provided in any certificate of concurrency exemption determination made by the Concurrency Review Committee or the Board as such may be limited at the time of issuance. Futhermore, nothing in this section shall be deemed to constitute a waiver of the applicant's right to contest application of any such building code, zoning ordinance or other land development regulations as applied to this development under the Florida or United States Constitution.

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

PASSED AND ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 14 DAY OF February, 1995.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: *Pauline Ward*
Its Chair

ATTEST: CARL 'BUD' MARKEL, CLERK

By: *Carl 'Bud' Markel*
Deputy Clerk

Effective Date: February 24, 1995

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 _____

Barbara Dresslar _____ 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 _____

Costanero Rd., Treasure Beach _____

in the _____ Court, was published in said newspaper in the

issues of Dec. 8, 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 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 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 8th day of Dec., 19 94,

by Barbara Dresslar who is personally

known to me or who has produced _____ personally known _____ as

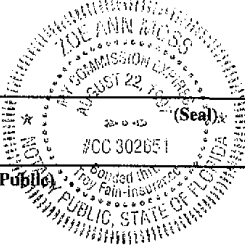
(Type of Identification)

identification.

Zoe Ann Moss
(Signature of Notary Public)

Zoe Ann Moss

(Print, Type or Stamp Commissioned Name of Notary Public)



Ordinance Book 15 Page 25

COPY OF ADVERTISEMENT

NOTICE IS HEREBY GIVEN THAT THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AT ITS REGULAR MEETING ON THE 10th DAY OF JANUARY 1995 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 CN TO RMH-S. BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA:

SECTION 1. Pursuant to the application of William P. Bryant on behalf of Charles B. Hooton, III owners of the following described land, zoning classification of CN, Commercial Neighborhood on the following described lands: Lot 9, Block 2, Treasure Beach, First Addition, according to map book 11, pages 39, 40, 41 of the public records of St. Johns County, Florida.

Street Address: Costanero Road, Treasure Beach.

IS HEREBY CHANGED TO: RMH-S, Residential mobile home, single family with the possibility of added 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.

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 Davis Halstead, 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.
L541 Dec. 8, 1994

COPY OF ADVERTISEMENT

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

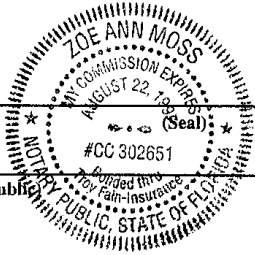
Before the undersigned authority personally appeared _____
 Barbara Dresslar _____ who on oath says that she is
 Accounting Clerk _____ of the St. Augustine Record, a
 daily newspaper published at St. Augustine in St. Johns County, Florida:
 that the attached copy of advertisement, being a _____
 Notice of Public Hearing _____
 in the matter of _____
 Feb. 14, 1995 _____
 in the _____ Court, was published in said newspaper in the
 issues of Jan. 14, 1995 _____

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 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 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 16th day of Jan., 1995,
 by Barbara Dresslar _____ who is personally
 known to me or who has produced _____ personally known _____ as
 (Type of Identification)
 identification.

Zoe Ann Moss
 (Signature of Notary Public)

Zoe Ann Moss
 (Print, Type or Stamp Commissioned Name of Notary Public)



NOTICE OF A
 CONTINUED PUBLIC
 HEARING BY THE
 BOARD OF COUNTY
 COMMISSIONERS OF ST.
 JOHNS COUNTY,
 FLORIDA.

NOTICE IS HEREBY
 GIVEN THAT THE BOARD
 OF COUNTY COMMISS-
 IONERS OF ST. JOHNS
 COUNTY, FLORIDA, AT
 ITS REGULAR MEETING
 ON THE 14TH DAY OF
 FEBRUARY, 1995 AT 1:00
 P.M. IN THE COUNTY AU-
 DITORIUM, COUNTY AD-
 MINISTRATION BUILD-
 ING, 4020 LEWIS SPEED-
 WAY, ST. AUGUSTINE,
 FLORIDA WILL CONSID-
 ER THE FOLLOWING RE-
 QUEST WHICH WAS CON-
 TINUED FROM THE
 MEETING OF JANUARY
 10, 1995.

AN ORDINANCE OF
 THE COUNTY OF ST.
 JOHNS, STATE OF FLORIDA
 REZONING LANDS
 DESCRIBED AS LOT 9,
 BLOCK 2, TREASURE
 BEACH, FIRST ADDI-
 TION, ACCORDING TO
 MAP BOOK 11, PAGES
 37-41 OF THE PUBLIC
 RECORDS OF ST. JOHNS

COUNTY, FLA. FROM CN,
 COMMERCIAL NEIGH-
 BORHOOD, TO RMH-S,
 RESIDENTIAL MOBILE
 HOME, SINGLE FAMILY
 WITH THE POSSIBILITY
 OF ADDED CONDITION
 OF AN EFFECTIVE
 DATE.

If a person decides to
 appeal any decision made
 by the Board of County
 Commissioners with re-
 spect to any matter consid-
 ered at the meeting he will
 need a record of the pro-
 ceedings, and for such pur-
 pose 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 AC-
 COMMODATIONS AND TO
 ALL HEARING IMPAI-
 RED PERSONS: In ac-
 cordance with the Ameri-
 can with Disabilities Act
 persons needing a special
 accommodation or an in-
 terpreter, to participate in
 this proceeding should con-
 tact David Halstead, ADA
 Coordinator at (904)
 823-2500 or at the County
 Administration Building,
 4020 Lewis Speedway, St.
 Augustine, Fla. 32095, not
 later than 5 days prior to
 the date of this meeting.

THE BOARD OF
 COUNTY COMMISSION-
 ERS
 OF ST. JOHNS
 COUNTY, FLORIDA
 S/ CARL "BUD" MAR-
 KEL,
 CLERK
 L714 Jan. 14, 1995



FLORIDA DEPARTMENT OF STATE

Sandra B. Mortham
Secretary of State

RECEIVED
ST. JOHN'S COUNTY, FLORIDA

DIVISION OF ELECTIONS
Bureau of Administrative Code
The Elliot Building
401 South Monroe Street
Tallahassee, Florida 32399-0250
(904) 488-8427

95 FEB 24 P2:11

February 20, 1995
Patricia DeGrande
CLERK, COUNTY COMMISSION

Honorable Carl Markel
Clerk to Board of County Commissioners
St. Johns County
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 February 17, 1995 and certified copy of St. John's County Ordinance No. 95-02, which was filed in this office on February 20, 1995.

We notice that you did not include the Data Retrieval System Coding Form for the above numbered ordinance and for 95-01. This information is needed to help keep our index system updated. Attached are forms and information to help you in providing us with this information and for future use.

Sincerely,

Liz Cloud, Chief
Bureau of Administrative Code

LC/mw

Attachments: Coding forms
Keyfield descriptor chart