

Recorded in Public Records St. Johns County, FL
Clerk# 96037416 O.R. 1203 PG 175- 10:26AM 10/23/1996
Recording \$13.00 Surcharge \$2.00

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ORDINANCE NUMBER 96-56
AN ORDINANCE OF THE COUNTY OF ST JOHNS,
STATE OF FLORIDA, REZONING LANDS AS
DESCRIBED HEREINAFTER FROM THE PRESENT
ZONING CLASSIFICATION OF COMMERCIAL NEIGHBORHOOD
TO RESIDENTIAL MOBILE HOME
MAKING FINDINGS OF FACT,
REQUIRING RECORDATION,
AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Jesse C Turner, on his own behalf , of lands described herein, filed an application for change dated July 22, 1996 for zoning hereinafter described, and after required notice was published a public hearing was held on the 8th day of October, 1996 at 1 30 o'clock PM on said application

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

SECTION 1 Upon consideration of the application, File Number R-96-017, supporting documents, statements from the applicant, correspondence received by the Planning Department, recommendation of the Planning and Zoning Agency and comments from the staff and applicant at the public hearing, finds as follows

- a The request for rezoning has been fully considered after public hearing pursuant to legal notice duly published as required by law and the zoning ordinance
- b The proposed rezoning to RMH, Residential Mobile Home, 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 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
- d The proposed RMH classification will accomplish the objectives, standards and criteria of the Zoning Ordinance

*Da-BCC Secty
L. Newsome
Rec - 1300
Sur - 200
R 1170 -*

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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 designation C-Residential

g On september 5, 1996 the 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 September 9, 1996

SECTION 2 Pursuant to the application of Jesse C Turner the zoning classification of CN, Commercial Neighborhood, on the following described land

Lot 6, Block 4, Unit One of Alcazar Gardens, according to map or plat thereof recorded in Map Book 4, page 36, of the public records of St Johns County, Fla

is hereby changed to RMH, Residential Mobile Home

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 limitation, the 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 applicable "grandfathering" or "vested rights" provisions contained in Florida Law or that may be provided in any such future building code, zoning ordinance or other land use and development regulations, or (b) supersede any Concurrency certificate or Concurrency exemption determination made by the Concurrency Review Committee or the Board as such may be limited at the time of issuance Furthermore, 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 by Secretary of State

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

SECTION 7 Upon the effective date of this Ordinance, the zoning classification shall be recorded on the Zoning Atlas filed in the office of Planning, by the Planning Director or his designee

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST JOHNS COUNTY, FLORIDA, THIS 8th DAY OF October 1996

BOARD OF COUNTY COMMISSIONERS
OF ST JOHNS COUNTY, FLORIDA

BY *Donald Jordan*
Its Chair Donald Jordan

ATTEST: CARE "BUD" MARKEL, CLERK

BY *Anna Paeth*
Deputy Clerk

Effective date October 17, 1996

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 _____

Julia Meeks 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 Proposed Rezoning

in the matter of Oct. 8, 1996 @ 1 30pm

in the _____ Court, was published in said newspaper in the
issues of Sept. 14, 1996

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 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 Sept, 1996,
by Julia Meeks who is personally
known to me or who has produced personally known as
identification. (Type of Identification)

Zoe Ann Moss (Signature of Notary Public) (Seal)

Zoe Ann Moss

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

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members on this topic except with compliance with Resolution 95-126 to properly noticed public hearings, or to written communication core of St Johns County Planning Department P O Drawer 349 St Augustine Florida 32095
987 Sept 14 1996

COPY OF ADVERTISEMENT

NOTICE OF PROPOSED REZONING

Notice is hereby given that the Board of County Commissioners of St Johns County Florida at its regular meeting on the 8th day of October, 1996 at 1:30 p.m. in the County Auditorium County Administration Building Lewis Speedway (County Road 16-A) and US1 North St Augustine Florida will consider 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 (Commercial Neighborhood) to RMH (Residential Mobile Home).
BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ST JOHNS COUNTY FLORIDA:

SECTION 1 Pursuant to the application of Jesse C. Turner owner of the following described land zoning classification of CN on the following described lands:

Lot 6 Block 4 Unit One of ALCAZAR GARDENS according to map or plat thereof recorded in Map Book 4 page 36 of the public records of St Johns County Florida

IS HEREBY CHANGED TO RMH.

SECTION 2 Nothing herein contained shall be deemed to impose conditions, limitations or requirements not applicable to all other land in zoning district where said lands are located except as provided in Section 1 above.

SECTION 3 The Building Department is authorized to issue construction permits allowed by zoning classifications as rezoned hereby.

SECTION 4 The Ordinance shall take effect immediately upon receipt of official acknowledgement 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 desires 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 appeals to be based.

Interested parties may appear at the meeting and be heard with respect to the proposed request.

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 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.
This matter is subject to a public hearing in accordance with the County Code.