

Recorded in Public Records St. Johns County, FL
Clerk# 97022249 O.R. 1247 PG 1561 01:59PM
Recording \$13.00 Surcharge \$2.00 06/26/1997

ORDINANCE NUMBER : 97-31
AN ORDINANCE OF THE COUNTY OF ST. JOHNS,
STATE OF FLORIDA, REZONING LANDS AS
DESCRIBED HEREINAFTER FROM THE PRESENT
ZONING CLASSIFICATION OF OR, OPEN RURAL
TO RMH-S, RESIDENTIAL MOBILE HOME, SINGLE FAMILY
WITH CONDITIONS
MAKING FINDINGS OF FACT;
REQUIRING RECORDATION;
AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Russell Allen Solano on behalf of Diane Terrell, owner, of lands described herein, filed an application for change dated April 4, 1997 for zoning hereinafter described, and after required notice was published a public hearing was held on the 10th the day of June, 1997 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, R-97-012, 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-S with conditions 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 with conditions 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-S with conditions 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 designation MUC, Mixed Use Corridor.
- g. On May 15, 1997 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 May 21, 1997.

SECTION 2. Pursuant to the application of Russell Allen Solano the zoning classification of OR on the following described land:

see attached Exhibit A

is hereby changed to RMH-S, Residential Mobile Home, Single Family, subject to the following conditions:

The property shall be limited to a maximum of two lots

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.

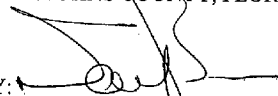
SECTION 5. This Ordinance shall take effect upon receipt by Secretary of State.

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.

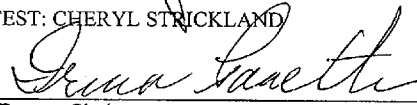
SECTION 7. Upon the effective date of this Ordinance, the zoning classification shall be recorded on the Zoning Atlas filed in the office of Planning, by the Planning Director or his designee.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 10 DAY OF June 1997.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: 

Its Chair

ATTEST: CHERYL STRICKLAND
BY: 

Deputy Clerk



Effective date: June 19, 1997

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O. R. 1247 PG 1563

EXHIBIT "A"

A parcel of land in Government Lot 4, Section 30, Township 8 South, Range 30 East, St. Johns County, Florida, said parcel of land being more fully described as follows:

COMMENCE at the intersection of the South line of said Government Lot 4 with the West right-of-way line of an existing County Road, designated as Moultrie Road; thence North 04 degrees 39 minutes West, 551.2 feet along the West right-of-way line of said County Road; thence North 02 degrees 06 minutes East, 105.0 feet along the West right-of-way line of said County road to the Point of Beginning; thence continue North 02 degrees 06 minutes East, 150.0 feet along the West right-of-way line of said County Road; thence North 89 degrees 50 minutes West 602.75 feet to a point on the East right-of-way line of the Florida East Coast Railway Company; thence South 09 degrees 01 minutes East, 151.86 feet along the East right-of-way line of the Florida East Coast Railway Company; thence South 89 degrees 50 minutes East, 573.45 feet to the Point of Beginning.

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 _____

Sandra D. Oliver

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 Rezoning

in the matter of June 10, 1997 1:30pm

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

issues of May 22, 1997

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 22 day of May, 19 97

by Sandra D. Oliver who is personally

known to me or who has produced _____ as
(Type of Identification)

Zoe Ann Moss
(Signature of Notary Public)

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



Ordinance Book 19 Page 928

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 of June, 1997, at 1:30 p.m., in the County Administration Building, Lewis Speedway (Road 16-A) and US1 North, St. Augustine, Florida, has adopted the following Ordinance:

Ordinance of the County of St. Johns, State of Florida, changing Lands as described hereinafter from the present zoning classification of OR, Open Rural, to RMH-S, Residential Mobile Home, Single Family, with the possibility of added conditions.

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

SECTION 1: Pursuant to the application of Russell Allen Salano-owners of the following described land, zoning classification of OR, Open Rural, on the following described lands:

A portion of land in Section 30, Township 8 South, Range 30 East, St. Johns County, Florida, located at 5695 and 5697 Dattel Pepper Road (full legal description of property available upon request).

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, except as provided in Section 1 above.

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

SECTION 4: The 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 Cheryl Strickland
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 appeal is to be based.

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

County documents specifically related in this matter are available for public inspection and reproduction (at cost) in the office of the St. Johns County Planning Department.

Notice to persons needing special accommodations and to all hearing impaired persons: In accordance with the Americans with Disabilities Act, persons needing a special accommodations 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, no later than 5 days prior to the date of this meeting.

This matter is subject to court imposed quasi-judicial rules of procedure. Interested parties should limit contact with the County Commissioners and Planning & Zoning Agency members on this topic, except with compliance with Resolution 95-126, to properly noticed public hearings or to written communication care of St. Johns County Planning Department, P.O. Drawer 349, St. Augustine, Florida, 32095.

Subject to a proper and timely objection of a party at the beginning of the hearing, the record of the Planning & Zoning Agency hearing of the matter, including the time recording of the proceedings before the Planning & Zoning Agency, shall be part of the record and file of this matter submitted to the board of County Commissioners for its consideration in this hearing.

The Planning & Zoning Agency record and file of this case is available for review by the public in the Planning Department and/or office of the Clerk to the County Commission located at the St. Johns County Administration Complex, 4020 Lewis Speedway (County Road 16-A and US1 North), St. Augustine, Florida.

L600 May 22, 1997

