

ORDINANCE NUMBER : 97-36
AN ORDINANCE OF THE COUNTY OF ST. JOHNS,
STATE OF FLORIDA, REZONING LANDS AS
DESCRIBED HEREINAFTER FROM THE PRESENT
ZONING CLASSIFICATION OF CHT, COMMERCIAL
HIGHWAY TOURIST. TO RS-2, SINGLE FAMILY RESIDENTIAL
MAKING FINDINGS OF FACT;
REQUIRING RECORDATION;
AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Jeff C. Goodrich, on behalf of William and Barbara Winkler, record title owners, of lands described herein, filed an application for change dated May 6, 1997 for zoning hereinafter described, and after required notice was published a public hearing was held on the 8th day of July, 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-97-015, 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 RS-2 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-2 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 RS-2 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 SH-1A.
- g. On June 5, 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 June 9, 1997.

SECTION 2. Pursuant to the application of Jeff C. Goodrich the zoning classification of CHT, Commercial Highway Tourist, on the following described land:

Boys Work Subdivision, all lot 31, lying west of A1A, as described in the public records of St. Johns County, Florida

Janet - I Pacetti
BCC Secty
Rec - 900
Sur - 150
- Bill Co

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169
Recorded in Public Records St. Johns County, FL
Clerk# 97026340 O.R. 1253 PG 962 03:39PM 07/24/1997
Recording \$9.00 Surcharge \$1.50

O.R. 1253 PG 0963

is hereby changed to RS-2, Single Family Residential.

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 8th DAY OF July 1997.

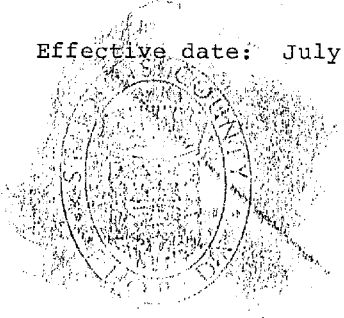
BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: [Signature]
Its Chair

ATTEST: CHERYL STRICKLAND

BY: [Signature]
Deputy Clerk

Effective date: July 18, 1997



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PLANNING & ZONING
DEPARTMENT

The St. Augustine Record JUN 16 1997

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

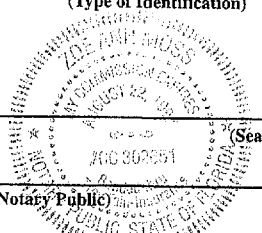
STATE OF FLORIDA,
COUNTY OF ST. JOHNS

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 _____ July 8, 1997 1:30pm _____
in the _____ Court, was published in said newspaper in the
issues of _____ June 11, 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 12 day of June, 1997,
by Sandra D. Oliver who is personally
known to me or who has produced _____ 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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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 July, 1997, at 1:30 p.m., in the County Administration, 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 CHT, Commercial Highway Tourist, to RS-2, Single Family Residential.
BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA:
SECTION 1: Pursuant to the application of William and Barbara Winkler, owners of the following described land, zoning classification of CHT, Commercial Highway Tourist on the following described lands: Boys Work Subdivision all lot 31 lying west of A1A, a described in the public records of St. Johns County, Florida.
IS HEREBY CHANGED TO: RS-2, 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 land are located.
SECTION 3: The Building Department is authorized to issue construction permits allowed by zoning classification as recited 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 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 to 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 Halsestad, ADA Coordinator, at (904) 823-2500 or of the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, 32095, not later than 3 days prior to the date of this meeting.

This matter is subject to court imposed quasi-judicial rules of procedures. Interested parties should limit contact with the County Commissioners and Planning & Zoning Agency members on this topic, except with compliance with Resolution 95-125, 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 Planning & Zoning Agency hearing of this matter, including the tape 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 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 Administrative Complex, 4020 Lewis Speedway (County Road 16-A and US1 North), St. Augustine, Florida.

L755 June 11, 1997

