

ORDINANCE NUMBER : 97-55

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, Thomas Greenspan and Marie Greenspan, owners, of lands described herein, filed an application for change dated July 28, 1997 for zoning hereinafter described, and after required notice was published a public hearing was held on the 14th the day of October, 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-97-025, 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 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.
- d. The proposed RMH-S classification will accomplish the objectives, standards and

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John + Rose Anna Pacetti

Recorded in Public Records St. Johns County, FL
Clerk# 97039547 O.R. 1273 PG 688 04:23PM 10/28/1997
Recording \$13.00 Surcharge \$2.00

criteria of the Zoning Ordinance.

O.R. 1273 PG 0689

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 "D- Residential" .

g. On September 4, 1997 the Planning and Zoning Agency held a public hearing on the matter, and has recommended approval by unanimous vote.

SECTION 2. Pursuant to the application of Thomas and Marie Greenspan the zoning classification of CN, Commercial Neighborhood, on the following described land:

Lot 8, Block 2, Treasure Beach , 1st Addition, as recorded in Map Book 11, page 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 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

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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 14 DAY OF October 1997.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: 

Its Chair

ATTEST: CHERYL STRICKLAND, CLERK

BY: 

Deputy Clerk

Effective date: October 23, 1997

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PLANNING & ZONING DEPARTMENT

The St. Augustine Record

SEP 15 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

Sandra D. Oliver

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 R97 025

in the Court, was published in said newspaper in the

issues of Sept, 12, 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 Sept, 1997

by Sandra D. Oliver who is personally

known to me or who has produced Personally Known as

identification. (Type of Identification)

Zoe Ann Moss MY COMMISSION # GDR41814 EXPIRES August 22, 2001 BOWEN THRELL TROY FAIN INSURANCE, INC. (Seal)

(Signature of Notary Public) 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 14th day of October, 1997, 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-S, Residential Mobile Home/Single Family.

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

SECTION 1: Pursuant to the application of Thomas and Marie Greenspan, owner of the following described land, zoning classification of CN, Commercial Neighborhood, on the following described lands:

Lot 8, Block 2, Treasure Beach, First Addition, according to Map thereof recorded in Map Book II, Pages 39-41 of the public record of St. Johns County, Florida.

IS HEREBY CHANGED TO: RMH-S, Residential Mobile Home/Single Family (File Number/R-97-023).

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: 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 rezoning. County documents specifically related to the 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 accommodation of an interpreter to participate in this proceeding should contact [blank] instead, ADA Coord. [blank] at [blank] (904) [blank]

not later than 5 days prior to the date of this meeting. This matter is subject to court-imposed procedural rules of procedure. Interested parties should limit contact with the County Commissioners and Planning & Zoning Agency members of this topic, except with compliance with Resolution 95-124 to properly notice public hearings or 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 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 view by the public in the Planning Department and/or office of the Clerk of the County Commission, located at the St. Johns County Administrative Complex, 4020 Lewis & Speedway (County Road 16-A and US1 North), St. Augustine, Florida. L16 Sept. 12, 1997