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Public Records of
St. Johns County, FL
Clerk# 98045
O.R. 1356 PG 1798
06:09AM 10/21/1998
REC \$17.00 SUR \$2.50

ORDINANCE NUMBER : 98- 58
AN ORDINANCE OF THE COUNTY OF ST. JOHNS,
STATE OF FLORIDA, REZONING LANDS AS DESCRIBED
HEREINAFTER FROM THE PRESENT
ZONING CLASSIFICATION OF OPEN RURAL (OR)
TO COMMERCIAL NEIGHBORHOOD (CN)
MAKING FINDINGS OF FACT; REQUIRING RECORDATION;
AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Stephen R. Cissel, on behalf of Cissel & Company owners of lands described herein, filed an application for change dated June 5, 1998 for zoning hereinafter described, and after required notice was published a public hearing was held on the 22 day of September, 1998 at 1:30 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-98-021, 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.
- b. The proposed rezoning to CN does not adversely affect the orderly development of St. Johns County as embodied in the Zoning Ordinance and the Comprehensive Plan.
- c. The proposed CN 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 CN 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

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Robert P. Degraide
Bill Co. - Rec 17.00
Sur 2.50

allowable by the Comprehensive Plan designation Commercial.

g. On August 6, 1998 the Planning and Zoning Agency held a public hearing on the matter, and has recommended approval by a unanimous vote as reflected in its report and recommendation dated September 3, 1998.

SECTION 2. Pursuant to the application of Stephen R. Cissel the zoning classification of Open Rural (OR) on the lands described on Exhibit A, attached hereto and made a part of is hereby changed to Commercial Neighborhood (CN).

SECTION 3. Except to the extent that they conflict with specific provisions of this Ordinance, all building code, Zoning Ordinance, and other land use and development regulations of St. Johns County, including, without limitation, any Concurrency Management Ordinances and the St. Johns County Comprehensive Plan, as may be amended from time to time shall be applicable to this development.

SECTION 4. This Ordinance shall take effect upon receipt by Secretary of State.

SECTION 5. 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.

SECTION 6. 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 22 DAY OF September 1998.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Moss A. Floyd
Its Chair

ATTEST CHERYL STRICKLAND, CLERK

BY: Denise Carter
Deputy Clerk

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Effective Date: September 29, 1998

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Exhibit A

Part of Government Lot 1, Section 4, Township 4 South, Range 29 East, St. Johns County, Florida, more particularly described as follows:

For point of reference, commence at an iron pipe set at the extreme North corner of said Government Lot on the North line of the Township and run South one degree, fifty-six minutes East two thousand, two hundred forty-one feet to a point in the North line of lands in possession of R.J. Henson; run thence South eighty-seven degrees, fifty-four minutes West, along the North line of said lands, one hundred forty-two feet to an iron pipe set fifty feet Northwesterly from the center of the pavement of State Road No. 210 (Palm Valley Road), when measured at right angles thereto, for point of beginning.

From the point of beginning thus described, continue South eighty-seven degrees, fifty-four minutes West along the North line of said Henson lands, a distance of one hundred thirty-five and four-tenths feet to an iron pipe; run thence North one degree, fifty-six minutes West a distance of one hundred feet to an iron pipe; run thence North eighty-seven degrees, fifty-four minutes East a distance of two hundred sixty-four and six-tenths feet to an iron pipe set fifty feet from the center of the pavement of State Road No. 210 (Palm Valley Road), when measured at right angles thereto; run thence South fifty degrees, two minutes West, a distance of one hundred sixty-two and three-tenths feet to the point of beginning, containing twenty thousand square feet of land.

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 _____ R 98021 _____

in the _____ Court, was published in said newspaper in the
issues of _____ Sept, 3, 1998 _____

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 3 day of Sept., 1998
by Sandra D Oliver _____ who is personally
known to me or who has produced _____ a
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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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 22nd day of September, 1998, at 1:00 PM, in the County Auditorium, County Administration Building, 4020 Lewis Speedway (County Road 18-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 OPEN RURAL (OR) TO COMMERCIAL NEIGHBORHOOD (CN); MAKING FINDINGS OF FACT; REQUIRING RECORDATION AND PROVIDING AN EFFECTIVE DATE.

By Applicant: Stephen R. Cissel
Location: 8270 Palm Valley Road, within Government Lot 1, Section 4, Township 28 South, Range 28 East, St. Johns County, Florida, as generally depicted on the map. (A complete legal description is available in the St. Johns County Planning Department.)

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
By: Cheryl Strickland, its Clerk
FILE NUMBER: R-98-021

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 verbal 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 Hatstead, ADA Coordinator, at (904) 823-2800 or at the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, 32085, not 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 948, St. Augustine, Florida, 32094.

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 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 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 Administrative Complex, 4020 Lewis Speedway (County Road 18-A and US1 North), St. Augustine, Florida, 32085.

L799A Sept. 3, 1998

