

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA  
 REZONING LANDS AS DESCRIBED HEREINAFTER FROM PRESENT  
 ZONING CLASSIFICATION OF OR/CG TO PLANNED SPECIAL  
 DEVELOPMENT

BE IT ORDAINED BY THE <sup>BOARD OF</sup> COUNTY COMMISSIONERS OF ST. JOHNS  
 COUNTY, FLORIDA: ↑

Section 1: That, as requested by Issam M. and Amineh Ajlouni in its application with supporting documents for zoning change, dated 3-3-1986, and as amended on 4-3-1986, (hereinafter, the Planned Special Development Application:), the zoning classification of the lands described on the attached Exhibit A is hereby changed from OR/CG to Planned Special Development.

Section 2: That development of the lands within this Planned Special Development shall proceed in accordance with the PSD Application and supporting documents which are a part of zoning file R-PSD-86-024 and which are incorporated by reference into and made a part of this ordinance, and as supplemented by the provisions of this ordinance. In the case of conflict between the Application or supporting documents and the below described provisions of this Ordinance, the below described provisions shall prevail.

Section 3: That all roads and parking areas within the project either public or private shall be constructed to approved County Standards.

Section 4: That all easements required for drainage purposes shall be granted to the county at no cost, at the County's request.

Section 5: All building code, zoning ordinance, and other land use and development regulations of St. Johns County are applicable to this development except those permitting variances and special exceptions and except to the extent that they conflict with specific provisions of the approved development plan or PSD Ordinance. Modification to approved development plans by variance or special exception shall be prohibited.

Section 6: That Fire Department requirements shall be met with regard to access for fire apparatus and provisions for fire hydrants.

*Section 7: Development within this PSD shall proceed only in accordance with and in the manner described on Exhibits B and C attached hereto.*

*Section 7-A: The improvements on the land shall be served by county water if and when it is made available.*

Section 8: The Zoning Inspector is authorized to issue construction permits allowed by zoning classification as hereby rezoned.

Section 9: This 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 of St. Johns County, Florida, that the same has been filed.

ADOPTED: MAY 13, 1986

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

BY: Francis N. Bullock (Chairman)

ATTEST: Carl "Bud" Markel, Clerk

By: Cheryl Kent (Deputy Clerk)

(SEAL)

Adopted regular meeting 05/13/86

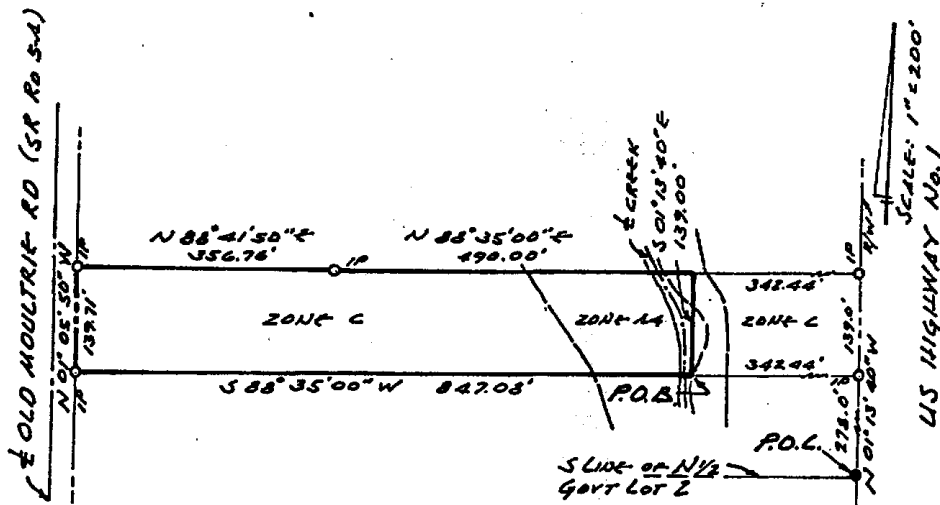
Effective May 19, 1986

DESCRIPTION

A parcel of land being a part of the North 139 feet of the South 417 feet of the North 1/2 of Government Lot 2, Section 6, Township 8 South, Range 30 East, St. Johns County, Florida, and being more particularly described as follows:

Commence at the intersection of the South line of said North 1/2 of Government Lot 2 with the Westerly right of way line of U.S. Highway No. 1, as established for a 200 feet right of way; thence North 01 degree 13 minutes 40 seconds West along said Westerly right of way line, a distance of 278 feet to an iron pipe; thence South 88 degrees 35 minutes 00 seconds West, 342.44 feet to the point of beginning of the herein described parcel of land; thence continue South 88 degrees 35 minutes 00 seconds West, 847.08 feet to the Easterly right of way line of State Road No. 5-A (Old Moultrie Road); thence along said Easterly right of way line, North 01 degree 05 minutes 50 seconds West, 139.71 feet; thence North 88 degrees 41 minutes 50 seconds East, 356.76 feet to an iron pipe; thence North 88 degrees 35 minutes 00 seconds East, 490.00 feet; thence South 01 degree 13 minutes 40 seconds East, 139.00 feet to the point of beginning; containing 2.71 acres, more or less.

SKETCH OF DESCRIPTION  
(Not a Survey)

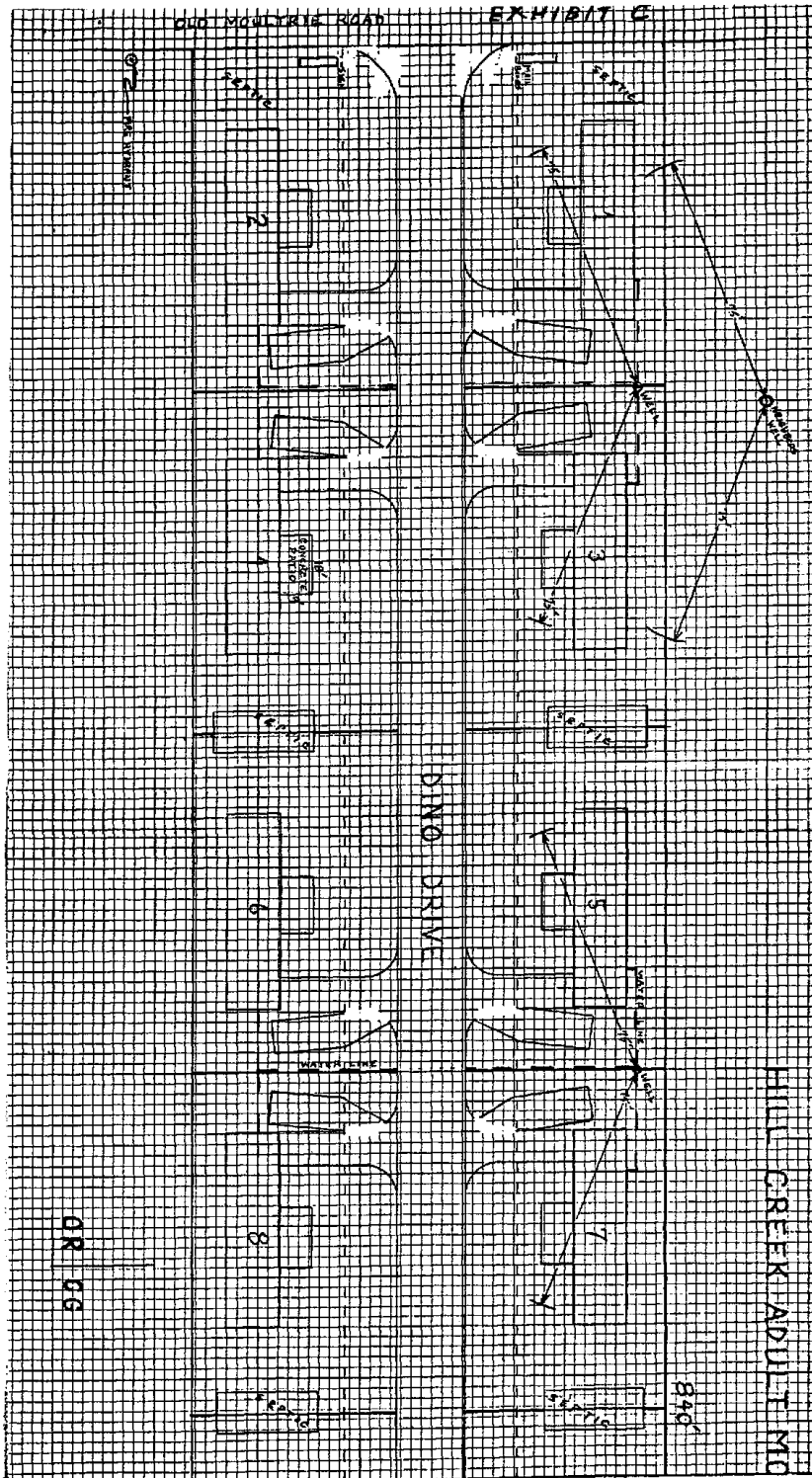


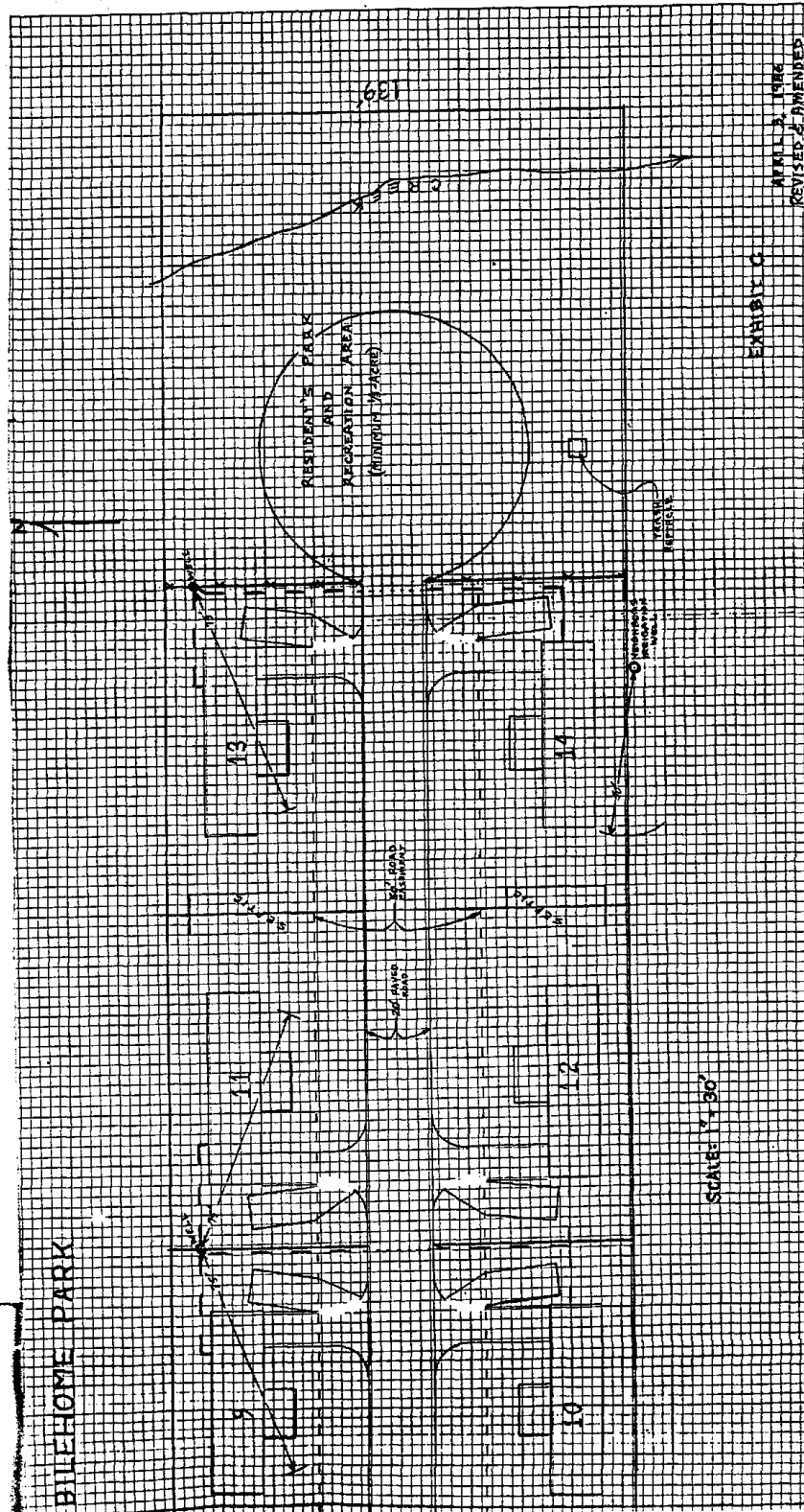
Reference: Map of survey by Paul L. Taylor,  
PLS #2674, dated 2/25/86

28 February 1986  
Prepared by:

*Ricardo Edralin*  
RICARDO EDRALIN  
Registered Land Surveyor  
No. 3274, State of Florida







**The St. Augustine Record**  
 PUBLISHED EVERY AFTERNOON EXCEPT SUNDAY  
 ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA, }  
 COUNTY OF ST. JOHNS }

Before the undersigned authority personally appeared \_\_\_\_\_  
 Sandra G. Russ \_\_\_\_\_ who on oath says that he is  
 Legal Advertising 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 County Commission Meeting \_\_\_\_\_  
 \_\_\_\_\_ in the matter of \_\_\_\_\_  
 Proposed Rezoning, OR/CG to PSD \_\_\_\_\_  
 \_\_\_\_\_ in the \_\_\_\_\_ Court,  
 was published in said newspaper in the issues of \_\_\_\_\_  
 April 10, 1986 \_\_\_\_\_

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 has heretofore been continuously published in said St. Johns County, Florida, each day, except Sundays, 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 attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me \_\_\_\_\_ *Sandra G. Russ*  
 this \_\_\_\_\_ 11th \_\_\_\_\_ day of \_\_\_\_\_ April \_\_\_\_\_

A.D. 19 86  
 \_\_\_\_\_  
 (SEAL) Notary Public

Notary Public, State of Florida  
 My Commission Expires Aug. 4, 1987  
 Bonded Three Thousand Dollars - Insurance, Inc.

**COPY OF ADVERTISEMENT**

NOTICE IS HEREBY GIVEN THAT THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AT ITS REGULAR MEETING ON THE 13TH DAY OF MAY 1986 AT 1:30 O'CLOCK P.M. IN THE COUNTY AUDITORIUM, COUNTY ADMINISTRATION BUILDING, LEWIS SPEEDWAY (COUNTY ROAD 16-A) AND U.S. #1 NORTH, ST. AUGUSTINE, FLORIDA, WILL CONSIDER THE PASSESAGE 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 OR/CG TO PSD.

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

SECTION 1. Pursuant to the application of Issam and Aminah Alouni owners of the following described land, zoning classification of OR, Open rural and CG, Commercial General on the following described lands:

A parcel of land being a part of the North 139 feet of the South 417 feet of the North 1/2 of Government Lot 2, Section 4, Township 8 South, Range 30 East, St. Johns County, Florida, and being more particularly described as follows:

Commence at the intersection of the South line of said North 1/2 of Government Lot 2 with the Westerly right of way line of U.S. Highway No. 1, as established for a 200 feet right of way; thence North 01 degree 13 minutes 40 seconds West along said Westerly right of way line, a distance of 278 feet to an iron pipe; thence South 88 degrees 35 minutes 00 seconds West, 342.44 feet to the point of beginning of the herein described parcel of land; thence continue South 88 degrees 35 minutes 00 seconds West, 847.98 feet to the Easterly right of way line of State Road No. 5-A (Old Moultrie Road); thence along said Easterly right of way line, North 01 degree 05 minutes 50 seconds West, 139.71 feet; thence North 88 degrees 41 minutes 30 seconds East, 356.76 feet to an iron pipe; thence North 88 degrees 35 minutes 00 seconds East, 490.00 feet; thence South 01 degree 13 minutes 40 seconds East, 139.00 feet to the point of beginning; containing 2.71 acres, more or less.

IS HEREBY CHANGED TO PSD, Planned Special Development, a development of a 14 unit mobile home park with amenities.

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. This 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  
 St. Johns County, Florida  
 By: s/Carl "Bud" Market  
 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 the appeal is to be based.

L254 April 10, 1986