

ORDINANCE NO. 89-17

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF CG to IW

WITH CERTAIN CONDITIONS: REQUIRING RECORDATION: AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, (Property Owners' names): Thomas J. Anderson (owner Louis L. Huntley)

filed application for change of zoning on lands hereinafter described, and after required notice was published, a public hearing was held on 25th day of April, 1989 at 2:00 o'clock p.m. on said application; and,

WHEREAS, the BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, found, as to the requested rezoning classification of IW as follows: (a) the proposed rezoning promotes the public welfare and complements the St. Johns County Comprehensive Plan; (b) the requested change of zoning is justifiable or fairly debatable without special conditions; (c) the proposed rezoning is desirable at this time and in this general location; (d) prior to the enactment of this Ordinance and in the interest of public health, safety and general welfare, and without promise, prerequisite, or inducement to the enactment of this Ordinance, applicant(s) agreed to limit their use of said lands and have consented to restrictions or limitations on the applied for rezoning of IW as hereinafter provided; and (e) such restrictions or limitation are for the benefit of the general public and not just the applicant(s), and they are reasonable and nondiscriminating;

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

SECTION I. Pursuant to the application of Thomas J. Anderson (owner Louis L. Huntley)

zoning classification of CG (Commercial General)

on the following described lands: 125 Venetian Blvd. (East 200' of Parcel 14, Township 6S, Range 29E, Section 50

(insert legal description) A portion of Section 50, Township 6 South, Range 29 East, St. Johns Co., Florida, being more particularly described as follows: Commence at the Southwesterly corner of Lot 39, Block 10, St. Augustine Park, as recorded in Map Book 10, pages 2 and 3 of the public records of said county, said Southwesterly corner being on the Northwesterly right-of-way line of St. Augustine Circle; thence North 38°05'00" West along the Southwesterly line of said Block 10, St. Augustine Park, 325.0 feet to the Southeasterly right-of-way line of Venetian Boulevard (as now established); thence South 51°55'00" West 400.0 feet to the Point of Beginning; thence continue South 51°55'00" West 399.68 feet to the Northeasterly right-of-way line of U.S. Highway No. 1 (as now established); thence South 38°05'00" East along said Southeasterly right-of-way line 163.0 feet; thence North 51°55'00" East 399.68 feet; thence North 38°05'00" West 163.0 feet to the Point of Beginning, containing 1.50 acres more or less.

IS HEREBY CHANGED TO : IW, Industrial Warehousing

SUBJECT TO THE FOLLOWING CONDITIONS:

1. Set back from Venetian Boulevard shall be 25 feet, and shall be maintained as natural buffer or landscaped buffer. Set back from East shall be 10 feet with fence as required per code.
2. The maximum height of all structures and signage shall be limited to 35 feet.
3. Trash and solid waste to be removed from the property on a timely basis and properly disposed of off-site. Pickup containers placed on easily accessible concrete pads and properly screened from public view.
4. Access shall be limited to one entrance/exit on Venetian Boulevard and shall be aligned with entrance/exit of proposed motel planned on the North side of Venetian Boulevard.
5. All manufacturing activity shall be contained within an enclosed building and any manufacturing activity of a nature which could create noise or other nuisance to the area shall be restricted to Monday-Saturday, 8:00 AM to 6:00 PM.
6. Prior to construction, site plan review will be conducted by the County Staff to ensure compliance with all applicable regulations.
7. The following uses shall be eliminated from the permitted uses of Section 5-10-1, of St. Johns County Zoning Ordinance: paragraphs, c,d,e,f,g,h,i,j,k, l,m, and n.
8. The following uses by exception shall be eliminated from those allowed in Section 5-10-3, of the St. Johns County Zoning Code: All uses within "b" (including junk yards, etc) except allow retail sales, when approved in accordance with Section 11-9 of the zoning code. Further, paragraphs "c" and "d" shall be eliminated in entirety.
9. The developer/owner shall comply with Engineering Department regulations and shall be responsible for any traffic improvements required by St. Johns County along Venetian Boulevard, prior to issuance of a Certificate of Occupancy by the Building Department.

which conditions shall remain in full force and effect at all times until amended or changed by further ordinance of this Body.

SECTION 2. Nothin herein contained shall be deemed to impose conditions, limitations, or requirements not applicable to all other land in the zoning district wherein said lands are located, except as provided in Section 1 above.

SECTION 3. The St. Johns County Building Department is authorized to issue construction permits allowed by classification as rezoned and conditions hereby.

SECTION 4. This Ordinance shall take effect immediately upon receipt of official acknowledgement from the Office of the Department of State to the Clerk of the Board of County Commissioners that same has been filed.

SECTION 5. This Ordinance shall be recorded by the Clerk of the Board of County Commissioners of St. Johns County, Florida, in the official public records of St. Johns County, Florida, and indexed under the name(s) of the property owner(s) described in Section 1 hereof.

PASSED THIS 25th day of April 1989.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

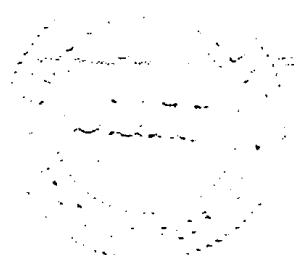
BY: [Signature]
Chairman

ATTEST: CARL "BUD" MARKEL, CLERK

BY: [Signature]
Clerk

Adopted regular meeting April 25, 1989

Effective: May 2, 1989



CLERK OF COUNTY COURT
89 MAY -2 PM 2:00
[Signature]
CLERK OF COUNTY COURT

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 _____
Kristi Robertson _____ 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 _____
Regular Meeting _____
_____ in the matter of _____
RE: Zoning Change _____ in the _____ Court,
was published in said newspaper in the issues of _____
March 24, 1989 _____

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 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 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 Kristi Robertson
this 24th day of March
A.D. 19 89

Zsuzanna Johns
(SEAL) Notary Public

Notary Public, State of Florida
My Commission Expires Aug. 4, 1993
Bonded thru Troy and 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 23RD DAY OF APRIL, 1989 AT 2:00 O'CLOCK P.M. IN THE COUNTY AUDITORIUM, COUNTY ADMINISTRATION BUILDING, LEWIS SPEEDWAY (COUNTY ROAD 1A-A)

AND U.S. #1 NORTH, ST. AUGUSTINE, FLORIDA, WILL CONSIDER THE 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 CG TO IW 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 Thomas J. Anderson for Louis L. Huntley owners of the following described land, zoning classification of CG, Commercial General on the following described lands:

A portion of Section 50, Township 6 South, Range 29 East, St. Johns Co., Florida, being more particularly described as follows: Commence at the southwesterly corner of Lot 39, Block 10, St. Augustine Park, as recorded in Map Book 10, pages 2 and 3 of the public records of said county, said Southwesterly corner being on the Northwest-erly right-of-way line of St. Augustine Circle; thence North 38°55'00" West along the South- westerly line of said Block 10, St. Augustine Park, 325.0 feet to the Southeast-erly right-of-way line of Venetian Boulevard (as now established); thence South 51°55'00" West 400.0 feet to the Point of Beginning; thence con- tinue South 51°55'00" West 399.68 feet to the Northeast-erly right- of-way line of U.S. Highway No. 1 (as now established); thence South 38°55'00" East along said Southeast-erly right-of-way line 163.0 feet; thence North 51°55'00" East 299.68 feet; thence North 38°55'00" West 163.0 feet to the Point of Beginning, containing 1.50 acres more or less, is here- by changed to IW, Industrial Warehousing with the possibility of added conditions.

SECTION 2. Nothing herein contained shall be deemed to im- pose 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 is- sue construction permits al- lowed by zoning classification as rezoned hereby.

SECTION 4. This Ordinance shall take effect immediately upon receipt of official acknowl- edgment of the office of the Sec- retary 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: s/ Carl "Bud" Markel
clerk

If a person decides to appeal any decision made by the Board of County Commissioners with re- spect to any matter considered at the meeting or hearing, he will need a record of the pro- ceedings, and for such purpose he may need to ensure that a verbatim record of the proceed- ings is made, which record in- cludes the testimony and evi- dence upon which the appeal is to be based.

LS13 Mar. 24, 1989