

ORDINANCE NO. 90-14

O.R. 850 PG 0742

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

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

WHEREAS, (Property Owners' names): SAM AND AMINE AJLONI

filed application for change of zoning on lands hereinafter described, and after required
 notice was published, a public hearing was held on 13th day of
March, 1990 at 1:45 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 CG 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 CG 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 SAM AND AMINE AJLONI

zoning classification of OR
 on the following described lands:

The East 300 feet of the North 139 feet of the South 278 feet of
 the North 1/2 of Lot 2 Section 6, Township 8South, Range 30East,
 Said lands being bordered on the East by the West right-of-way
 line of U.S. Highway No. 1 and bordered on the West by lands
 of Stevens and Rake, Official Records Book 377, Page 380, St.
 Johns County Records

IS HEREBY CHANGED TO: CG, Commercial General

SUBJECT TO THE FOLLOWING CONDITIONS:

1. Only one entrance to this property from U.S.#1
2. A 10 ft. undisturbed Natural Buffer shall remain along the Westerly boundary of the property.

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 13th day of March, 1990

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: *Craig A. Maguire*
Chairman

ATTEST: CARL "BUD" MARKEL, CLERK

BY: *Carl "Bud" Markel*
Clerk

Adopted Regular meeting March 13, 1990

Effective: March 23, 1990

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 _____

ANN JACKSON 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 PUBLIC HEARING

in the matter of RE: APPLICATION OF SAM & AMINE AJLONI

in the _____ Court,

was published in said newspaper in the issues of FEBRUARY 12, 1990

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 _____ this 12th day of FEBRUARY

A.D. 19 90

[Signature] Notary Public 8/22/93

NOTICE IS HEREBY GIVEN THAT THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AT ITS REGULAR MEETING ON THE 13 DAY OF MARCH 1990 AT 1:45 o'clock PM, IN THE COUNTY AUDITORIUM, COUNTY ADMINISTRATION BUILDING, LEWIS SPEEDWAY (COUNTY ROAD 16-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 OR TO CG 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 Sam and Amine Ajloni owners of the following described land, zoning classification of OR on the following described lands:

The East 300 feet of the North 139 feet of the South 278 feet of the North 1/2 of Lot 2 Section 6, Township 8 South, Range 30 East. Said lands being bordered on the East by the West right-of-way line of U.S. Highway No. 1 and bordered on the West by lands of Stevens and Rake, Official Records Book 377, Page 380. St. Johns County Records is hereby changed to CG, Commercial General with the possibility of added conditions.

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, except as provided in Section 1 above.

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 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 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.

L369 Feb. 12, 1990

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