

ORDINANCE NO. 90-29

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

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

WHEREAS, (Property Owners' names): Edward G./Harriett L. Mussallem,  
Edward M./Linda Lesley. John D. /Margaret B. Bailey, Pierre D. Thompson,  
Maxie R. Thompson

filed application for change of zoning on lands hereinafter described, and after required  
notice was published, a public hearing was held on 22 day of  
MAY 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 IW/CHT 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/CHT 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 Edward G. and Harriett L. Mussallem,  
Edward M. and Linda Lesley, John D. and Margaret B. Bailey,  
Pierre D. and Maxie R. Thompson

zoning classification of OR, Open Rural  
on the following described lands:

Lots 13, 14 Green Acres Subdivision, section One,

Except the Easterly 70 feet adjacent to road reservation,  
according to map or plat thereof recorded in Map Book 6,  
page 5, of the public records of St. Johns County, Fla.

IS HEREBY CHANGED TO:

IW: on the North one-half of Lots 13 and 14

AND

CHT: on the South one-half of lots 13, and 14

SUBJECT TO THE FOLLOWING CONDITIONS:

1. There shall be only one driveway allowed, and this shall be aligned with the Department of Transportation crossover. Accel/decel lanes shall be provided as approved by DOT.
2. Maximum height of all buildings shall be limited to 35 feet.
3. Site plan shall be submitted and approved by county staff prior to commencement of construction on the subject lands.
4. All development shall be served by water and sewer from a central system.
5. The existing billboards on the site shall be removed within one year from the approval of the rezoning.
6. In addition: the North half being rezoned to IW shall be limited to the following uses:

Wholesaling, warehousing, storage, or distribution establishments and similar uses, Light manufacturing, processing, including vegetable food processing, packaging or fabrication, Animal food processing shall not be included or allowed hereby. Printing, lithographing, publishing or similar establishments. Vocational, technical, trade or industrial schools and similar uses. Clinic in connection with industrial activity. Miscellaneous uses such as express office, telephone exchange, commercial parking lots and parking garages, motor bus or truck or other transportation terminal. Radio or television broadcasting offices, studios, transmitters, or antennas. All essential public services including water, sewer, gas or electrical systems, such as substations, lift stations, treatment plants and similar installations.

Any use permitted by Exception, as approved only in accordance with the provisions of Zoning Code in the granting of Exceptions.

7. In addition: the South half being rezoned to CHT shall not allow the location of automobile service station, truck stop.

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 22nd day of May, 1990

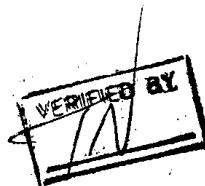
BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

BY: *Donald A. Bernard*  
Vice Chairman

ATTEST: CARL "BUD" MARKEL, CLERK

BY: *Carl Bud Markel*  
Clerk

Adopted Regular meeting May 22, 1990  
Effective: June 4, 1990



PUBLIC RECORDS OF  
ST. JOHNS COUNTY, FLORIDA  
30 JUL 1990 PM 4:01  
*Carl Bud Markel*  
CLERK OF CIRCUIT 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 \_\_\_\_\_

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: PIERRE THOMPSON

in the \_\_\_\_\_ Court,

was published in said newspaper in the issues of \_\_\_\_\_

APRIL 21, 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 *Ann Jackson*

this 23rd day of APRIL

A. D. 19 90

*Ann Jackson*  
(SEAL) 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 22 DAY OF MAY 1990 AT 1:45 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 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 IW/CHT 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 Pierre D. Thompson, et al owners of the following described land, zoning classification of OR, Open Rural on the following described lands:

Lots 13 and 14, Green Acres Subdivision, Section One, Except the Easterly 70 feet adjacent to road reservation, according to map or plat thereof recorded in Map Book 6, Page 5 of the public records of St. Johns County, Fla. is hereby changed to IW and CHT 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" Merkel

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.

L772 April 21, 1990

\$31.15