

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF CN, COMMERCIAL NEIGHBORHOOD WITH CONDITIONS, TO RS-3, SINGLE FAMILY RESIDENTIAL; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

Recorded in Public Records St. Johns County, FL
Clerk # 93015317 O.R. 993 PG 1101 01:23PM 05-25-93
Recording 17.00 Surcharge 2.50

WHEREAS, John J. Anthony, owner of land hereinafter described, filed application for change of zoning on lands hereinafter described, and after required notice was published, a public hearing was held on the 1st day of April 1993, at _____ o'clock P.M. on said application, and,

WHEREAS, the BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, upon consideration of the application, R-93-041, supporting documents, statements from the applicant, and comments from staff at the public hearing, and correspondence from neighboring landowners, finds as follows:

- a. R-93-041 has been fully considered after public hearing pursuant to legal notice duly published as required by law and the St. Johns County Zoning Ordinance;
- b. The proposed rezoning from CN with Conditions to RS-3 does not adversely affect the orderly development of St. Johns County as embodied in the Zoning Ordinance and the Comprehensive Plan;
- c. The proposed RS-3 classification will not affect adversely 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 RS-3 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 allowable by the Comprehensive Plan with regard to development within the coastal area and



Jack - Yvonne Carter
- Bill Co
Rec - 1700
Sur - 250

Comprehensive Plan designation BB-I-D; and

O.R. 993 PG 1102

g. On April 1, 1993, the St. Johns County Planning and Zoning Agency held a public hearing on this matter, and has recommended approval by unanimous vote as reflected in its report and recommendation dated April 6, 1993. The findings within the report and recommendation are hereby adopted herein.

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

SECTION 1. Pursuant to the application of John J. Anthony, zoning classification of CN with Conditions, on the lands described as follows:

Lots 28, 29, Block C, Butlers Beach Amended, Unit 1, as recorded in Map Book 7, page 2, of the public records of St. Johns County, Florida

IS HEREBY CHANGED TO RS-3, SINGLE FAMILY RESIDENTIAL.

SECTION 2. Nothing 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.

SECTION 3. This project shall comply with the standards, policies and requirements in effect at the time of final approval and permitting of this project for development, including any successor or new policies, financing mechanism, plans or ordinances adopted by St. Johns County after the date of approval of this ordinance, including, without limitations, any concurrency management programs adopted pursuant to Florida Statute 163.3202 (2) (g), as amended and Objective J.01.05 of the St. Johns County Comprehensive Plan dated September 14, 1990, including any amendments or successor policies or land development regulations adopted to implement Florida Statutes 163.3202 (2)(g).

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

SECTION 5. The 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 of the property owner listed in Section I hereof.

PASSED AND ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 11th day of May, 1993.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Quinn B. Baskin Its Chairman

ATTEST: CARL "BUD" MARKEL, CLERK

BY: Jeanne Carter
Deputy Clerk

EFFECTIVE DATE OF ORDINANCE: May 20, 1993



COPY OF ADVERTISEMENT

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 SHERRY R. FREE 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 MEETING in the matter of MEETING ON MAY 11, 1993 in the Court, was published in said newspaper in the issues of April 9, 1993

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 9th day of April A.D. 1993

Zoe Ann Moss Notary Public



NOTICE IS HEREBY GIVEN THAT THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AT ITS REGULAR MEETING ON THE 11 DAY OF MAY 1993 AT 3:30 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 CN WITH CONDITIONS TO RS-3, single family residential.

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

SECTION 1. Pursuant to the application of John J. Anthony owners of the following described land, zoning classification of CN, Commercial Neighborhood with conditions on the following described lands:

Lots 28 and 29, Block C, Butlers Beach Amended, Unit 1, as recorded in Map Book 7, page 2 of the public records of St. Johns County, Fla.

IS HEREBY CHANGED TO: RS-3, single family residential.

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 OF ST. JOHNS COUNTY, FLORIDA

BY: s/Carl "Bud" Markel 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.