

ORDINANCE NUMBER: 87-79

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

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

Section 1. That as requested by Demetree Brothers, Inc. in its application with supporting documents for zoning change, dated September 21, 1987, and as amended on October 15, 1987, by Addendum filed thereto, (hereinafter, the Planned Special Development Application), the zoning classification of the lands described on the attached Exhibit "A" is hereby changed from RMH to Planned Special Development.

Section 2. That development of the lands within this Planned Special Development shall proceed in accordance with the Planned Special Development Application, as amended, and supporting documents which are a part of zoning file R-PSD-87-057 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, upon County's Request.

Section 5. All building code, zoning ordinance and other land use development regulations of St. Johns County, as may be amended from time to time shall be 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. The Zoning Official is authorized to issue zoning clearances allowed by zoning classification as rezoned hereby.

Section 7. This Ordinance shall take effect immediately upon the receipt of official acknowledgement 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 this 8th day of December, 1987.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA:

BY Lawrence O. Hartley
CHAIRMAN

ATTEST: CARL "BUD" MARKEL, CLERK

BY: Cheryl Kent
DEPUTY CLERK

(Seal)

Adopted regular meeting 12/08/87

Effective: December 17, 1987

EXHIBIT A

Land, situate, and being in the County of St. Johns, State of Florida, to wit: Part of Government Lots 1 and 8, Section 31, Township 7 South, Range 30 East, St. Johns County, Florida, described as follows:

Starting at an iron pipe located at the intersection of the west right-of-way line of U. S. Highway 1 and the south line of the G. W. Perpall Grant, Section 41, Township 7 South, Range 30 East; run thence southerly and along the said west right-of-way line of U. S. Highway 1, a distance of 225 feet to a concrete monument for the point of beginning for the land herein described; run thence southerly and along said west right-of-way line of U. S. Highway 1 a distance of 1,003.7 feet to a concrete monument which is also on the North right-of-way line of the Lewis Point Road 30 feet north of the center line of said Lewis Point Road; run thence westerly and along the north right-of-way line of said Lewis Point Road, a distance of 884.1 feet to a concrete monument which is 30 feet north of the center line of said Lewis Point Road; run thence northerly and parallel to the west right-of-way line of U. S. Highway 1, a distance of 788.6 feet to a concrete monument; run thence easterly and parallel to the south line of the G. W. Perpall Grant, a distance of 224 feet to a concrete monument; run thence northerly and parallel to the west right-of-way line of U. S. Highway 1, a distance of 226.5 feet to a concrete monument; run thence easterly and parallel to the south line of the G. W. Perpall Grant, a distance of 657.9 feet to the point of beginning for the land herein described, and containing 20 acres, more or less.

Verified by:

KRF

DJP

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 _____
Kristi Robertson who on oath says that he 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 _____
Public Notice
 _____ in the matter of _____
zoning variance (ord. no. R-PSD-87-057)
 _____ in the _____ Court,
 was published in said newspaper in the issues of _____
October 30, 1987

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 Kristi Robertson
 this 30th day of October
 A.D. 19 87

(SEAL) [Signature] Notary Public
 Notary Public, State of Florida
 My Commission Expires Aug. 4, 1989
 Bonded Thru Troy Fain - Insurance, Inc.

COPY C

NOTICE IS HEREBY GIVEN THAT THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AT ITS REGULAR MEETING ON THE 8 DAY OF DECEMBER 1987 AT 2:00 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 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 RMH TO PSD. TO BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA:

SECTION 1. Pursuant to the application of Demetree Brothers, Inc., on behalf of George Parisi and George Costa owners of the following described land, zoning classification of RMH, Residential Mobile Home on the following described lands:

Land, situate, and being in the County of St. Johns, State of Florida, to wit: Part of Governments Lots 7 and 8, Section 31, Township 7 South, Range 30 East, St. Johns County, Florida, described as follows:

Starting at an iron pipe located at the intersection of the west right-of-way line of U.S. Highway 1 and the south line of the G.W. Perrell Grant, Section 41, Township 7 South, Range 30 East; run thence southerly and along the said west right-of-way line of U.S. Highway 1, a distance of 225 feet to a concrete monument for the point of beginning for the land herein described; run thence southerly and along said west right-of-way line of U.S. Highway 1 a distance of 1,003.7 feet to a concrete monument which is also on the North right-of-way line of the Lewis Point Road 30 feet north of the center line of said Lewis Point Road; run thence westerly and along the north right-of-way line of said Lewis Point Road, a distance of 884.1 feet to a concrete monument which is 30 feet north of the center line of said Lewis Point Road; run thence northerly and parallel to the west right-of-way line of U.S. Highway 1, a distance of 788.6 feet to a concrete monument; run thence easterly and parallel to the south line of the G.W. Perrell Grant, a distance of 224 feet to a concrete monument; run thence northerly and parallel to the west right-of-way line of U.S. Highway 1, a distance of 225.5 feet to a concrete monument; run thence easterly and parallel to the south line of the G.W. Perrell Grant, a distance of 657.9 feet to the point of beginning for the land herein described, and containing 20 acres, more or less.

IS HEREBY CHANGED TO: PSD, Planned Special Development, a commercial shopping center in accordance with documents filed in R-PSD-87-057.

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.
 L98 Oct. 30, 1987