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JLR- Pat DeGrande

Public Records of
St. Johns County, FL
Clerk# 99011066
O.R. 1392 PG 474
10:07AM 03/09/1999
REC \$13.00 SUR \$2.00

**ORDINANCE NUMBER : 99-12
AN ORDINANCE OF THE COUNTY OF ST. JOHNS,
STATE OF FLORIDA, REZONING LANDS AS
DESCRIBED HEREINAFTER FROM THE PRESENT
ZONING CLASSIFICATION OF
INDUSTRIAL WAREHOUSING (IW) WITH CONDITIONS
TO OPEN RURAL (OR); MAKING FINDINGS OF FACT;
REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, St. Johns County requests a zoning change on lands described hereinafter and after required notice was published a public hearing was held on the 23 day of February, 1999 at 1:30 PM on said application.

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

SECTION 1. Upon consideration of the application, R-98-027B, supporting documents, statements from the applicant, correspondence received by the Planning Department, recommendation of the Planning and Zoning Agency, and comments from the staff at the public hearing, finds as follows:

- a. The request for rezoning has been fully considered after public hearing pursuant to legal notice duly published as required by the law.
- b. The proposed rezoning to Open Rural does not adversely affect the orderly development of St. Johns County as embodied in the Zoning Ordinance and the Comprehensive Plan.
- c. The proposed Open Rural classification will not adversely affect the health, safety, and welfare 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 Open Rural classification will accomplish the objectives, standards and criteria of the Zoning Ordinance.

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- 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 Industrial Comprehensive Plan designation.
- g. On January 7, 1999, the Planning and Zoning Agency held a public hearing on the matter and has unanimously recommended approval, as reflected in its report and recommendation.

SECTION 2. Pursuant to the application of St. Johns County the zoning classification of Industrial Warehousing (IW) with conditions on the lands described in Exhibit A, attached hereto and made apart of, is hereby changed to Open Rural (OR).

SECTION 3. Except to the extent that they conflict with specific provisions of this Ordinance, all building code, Zoning Ordinance, and other land use and development regulations of St. Johns County, including, without limitation, any Concurrence Management Ordinances and the St. Johns County Comprehensive Plan, as may be amended from time to time shall be applicable to this development.

SECTION 4. This Ordinance shall take effect upon receipt by Secretary of State.

SECTION 5. This Ordinance shall be recorded by the Clerk of the Board of County Commissioners of St. Johns County, Florida, in the official records of St. Johns County, Florida.

SECTION 6. Upon the effective date of this Ordinance, the zoning classification shall be recorded on the Zoning Atlas filed in the office of Planning by the Planning Director or his designee.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 23rd DAY OF February 1999.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

BY: Marc A. Jacalone
Marc A. Jacalone Its Chair

ATTEST: CHERYL STRICKLAND, CLERK

BY: Cheryl Strickland
Deputy Clerk

EFFECTIVE DATE: 03-01-99

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EXHIBIT A

A parcel of land located in Sections 5, 8, 9, 10 and 17, Township 6 South, Range 2 East, St. Johns County, Florida, more fully described as follows:

OR 1392 P 60476

Section 5 - All of fractional Section 5 South of Nine Mile Road, except that portion lying in the Right-of-Way of the American Telephone and Telegraph Company.

Section 8 - All of fractional Section 8, except that portion lying in the Right-of-Way of the American Telephone and Telegraph Company.

Section 9 - All of fractional Section 9, except one acre described as follows: Begin 10 chains North of Southeast corner of Section 9; thence run North 12.65 rods, West 12.65 rods, South 12.65 rods, and East 12.65 rods, to beginning; and that portion lying in the Right-of-Way of the American Telephone and Telegraph Company.

Section 15 - Lots 4 and 3, or the West 1/2 of the Southwest 1/4 of Section 15, except that portion lying in the Right-of-Way of the American Telephone and Telegraph Company.

Section 16 - Government Lots 1, 2, 3, 4, 5, 6, 7, 8, 10, 11, 14; all of Government Lot 9, except that portion lying in Block 12 of Ocdye City Subdivision according to map thereof recorded in Map Book 1, page 167, of the public records of St. Johns County, Florida; the East 660 feet of Government Lots 11 and 12; excepting from all of the foregoing that portion lying in the Right-of-Way of the American Telephone and Telegraph Company, and that portion of

Government Lot 5, lying South of the South line of the Southwest 1/4 of the Northwest 1/4 of said Section 16; Excepting also therefrom the following parcel of land in the Northeast 1/4 of Section 17 and the Northwest 1/4 of Section 16, Township 6 South, Range 2 East: Beginning at the Southwest corner of said Northwest 1/4 of Section 16, thence North 1 degree, 29 minutes, 11 seconds West, along the West line of said Northwest 1/4, 225 feet, thence run North 14', 29", 11" West, 125 feet, thence run North 40', 19", 50" East, 109.65 feet; thence run South 60', 56', 41" East, 220 feet; thence run South 32', 51', 15" East, 160 feet, thence run South 74', 59', 46" East, 135.77 feet; thence run North 66', 06', 05" East, 670.68 feet; thence run North 78', 37', 14" East, 419.30 feet; thence run South 55', 01', 21" East, 177.50 feet; thence run South 02', 53', 19" West, 122.70 feet to the South line of the aforesaid Northwest 1/4; thence run South 88', 54', 17" West, along said South line, 100 feet to a concrete monument; thence continue to run South 88', 54', 17" West, along the South line of said Northwest 1/4, and along a part of Section 74, 1,775.04 feet to the Point of Beginning.

Section 17 - All of Government Lots 1, 2, and all that part of Government Lot 7 lying North and East of the following described line: Commence at the Southeast corner of said Government Lot 7, being also the East 1/2 section corner of said Section 17, thence run South 85', 21', 52" West, 100.39 feet; thence run North 51', 46', 10" West 521.76 feet; thence run North 25', 15', 10" West, 979.71 feet to the intersection with the North line of said Government Lot 7, thence West 152.19 feet to the Northwest corner of said Government Lot 7, and to terminate; excepting therefrom a circular parcel of land in said Government Lot 7 described as follows: Commence at the Southeast corner of said Government Lot 7, thence run North 08', 49', 24" West, 1,122.99 feet to the center of a 200 foot radius circular parcel of land, containing 2.33 acres, together with a 10 foot wide easement of ingress and egress lying West of and parallel with the following described line: Commence at the intersection of the East line of the Southeast 1/4 of said Section 17, with the North line of Section 74, for the Point of Beginning; thence run North to the Southeast corner of the Northeast 1/4 of said Section 17; thence North 03 degrees, 49', 24" West, 922.99 feet to terminate.

EXCEPTING from the above 7 parcels of land any interest or part of caption taken in consolidated cases 31-133-CA and 32-359-CA, eminent domain proceedings, as described in Final Judgment entered in the Circuit Court in and for St. Johns County, Florida, in said cases and dated October 11, 1933.

SUBJECT to that certain mortgage given on February 20, 1933, by CRAIG A. MAGUIRE to LENA M. CROSBY, in the original principal amount of \$1,490,700.00, bearing an interest rate of 9% per annum, and recorded in O. R. 667, page 2103, in the Circuit Court, St. Johns County, Florida, which the grantee has assumed and agreed to pay.

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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 _____

LINDA Y. MURRAY 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 PROPOSED REZONING

in the matter of _____

FILE # R-98-027B

in the _____ Court, was published in said newspaper in the

issues of JANUARY 2, 1999

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 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 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 13th day of JANUARY, 1999,

by Linda Y. Murray who is personally

known to me or who has produced PERSONALLY KNOWN as
(Type of Identification)

identification.

Zoe Ann Moss

(Signature of Notary Public)



Zoe Ann Moss
MY COMMISSION # CC641814 EXPIRES
August 22, 2001
BONDED THRU TROY FAIR INSURANCE, INC.

(Seal)

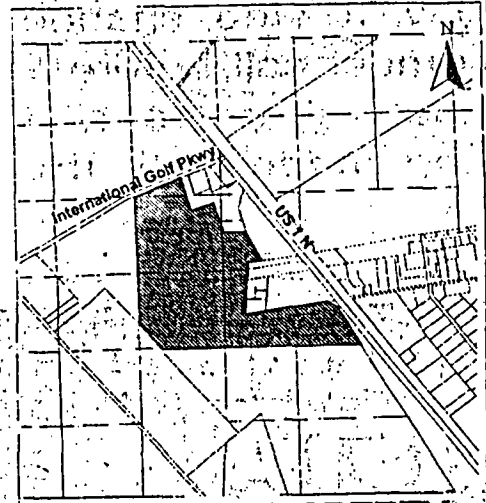
ZOE ANN MOSS

(Print, Type or Stamp Commissioned Name of Notary Public)

Ordinance Book 22 Page 92

NOTICE OF PROPOSED REZONING
Notice is hereby given that the Board of County Commissioners of St. Johns County, Florida, at its regular meeting on the 26th day of January, 1999 at 1:30 PM, in the County Auditorium, County Administration Building, 4020 Lewis Speedway (County Road 16-A) and US1 North, St. Augustine, Florida, will consider passage of the following ordinances:

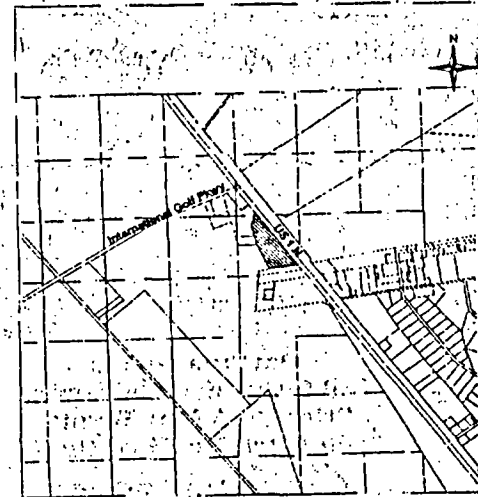
ORDINANCE #1 -- See Figure 1
AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF IW WITH CONDITIONS TO OPEN RURAL (OR) MAKING FINDINGS OF FACT, REQUIRING RECORDATION, AND PROVIDING AN EFFECTIVE DATE.



SUBJECT PROPERTY
File Number: R-98-027B

Figure 1

ORDINANCE #2 -- See Figure 2
AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF IW WITH CONDITIONS TO IW WITH CONDITIONS MAKING FINDINGS OF FACT, REQUIRING RECORDATION, AND PROVIDING AN EFFECTIVE DATE.



SUBJECT PROPERTY
File Number: R-98-027B

Figure 2

The purpose of the above ordinance (Ordinance #2) is to change the maximum height of structures to 80 feet.

Applicant: St. Johns County and Maguire Land Corp.
Location: 125 International Golf Parkway, Lot J within Section 4, Township 6 South, Range 29 East, St. John County, Florida, generally depicted on the map. (A complete legal description available in the St. Johns County Planning Department.)

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA
BY: Cheryl Strickland, Its Clerk
FILE NUMBER: R-98-027B

NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing a special accommodations or an interpreter to participate in this proceeding should contact ADA Coordinator, at (904) 823-2501 or at the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, 32096. For hearing impaired individuals: Telecommunication Device for the Deaf (TDD): 823-2501 or Florida Relay Service: 1-800-955-8770, no later than 5 days prior to the date of the hearing.

Interested parties may appear at the meeting and be heard with respect to the proposed request.

If a person decides to appeal any decision made with respect to any matter considered at the hearing, such person will need a record of the proceedings and for such purpose he/she 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.

This matter is subject to court imposed quasi-judicial rules of procedure.

Interested parties should limit contact with the County Commissioners and Planning & Zoning Agency members on this topic, except with compliance with Resolution 95-126, to properly noticed public hearings or to written communication care of St. Johns County Planning Department, P.O. Drawer 349, St. Augustine, Florida, 32096.

Subject to a proper and timely objection of a party at the beginning of the hearing, the record of the Planning & Zoning Agency hearing of this matter, including the tape recording of the proceedings before the Planning & Zoning Agency, shall be part of the record and file of this matter submitted to the Board of County Commissioners for its consideration in this hearing. The Planning & Zoning Agency record and file of this case is available for review by the public in the Planning Department and/or office of the Clerk to the County Commission located at the St. Johns County Administrative Complex, 4020 Lewis Speedway (County Road 16-A and US1 North), St. Augustine, Florida.

L764A Jan. 2, 1999

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 _____

LINDA Y MURRAY 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 PROPOSED REZONING

in the matter of _____

FILE # R 98 027B

in the _____ Court, was published in said newspaper in the

issues of JANUARY 27, 1999

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 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 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 27th day of JANUARY, 19 99,

by Linda Y Murray who is personally

known to me or who has produced PERSONALLY KNOWN as

(Type of Identification)

identification.

Zoe Ann Moss
(Signature of Notary Public)



Zoe Ann Moss
MY COMMISSION # CC641814 EXPIRES
August 22, 2001

BONDED THROUGH TROY FAIR INSURANCE, INC.

(Seal)

ZOE ANN MOSS

(Print, Type or Stamp Commissioned Name of Notary Public)

Ordinance Book 22 Page 94

NOTICE OF PROPOSED REZONING
NOTICE IS HEREBY GIVEN that a public hearing of the Board of County Commissioners of St. Johns County, Florida scheduled for January 26, 1999 at 1:30 p.m. has been rescheduled for February 23, 1999 at 1:30 p.m. in the County Auditorium, County Administration Building, 4020 Lewis Speedway (County Road 16-A) and US1 North, St. Augustine, Florida, to consider passage of the following ordinances:

ORDINANCE #1 -- See Figure 1

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF IW WITH CONDITIONS TO OPEN RURAL (OR) MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

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The purpose of the above ordinance (Ordinance #2) is to change the maximum height of structures to 80 feet.

Applicant: St. Johns County and McGuire Land Corp.
Location: 125 International Golf Parkway, I of J within Section 4, Township 6 South, Range 29 East, St. Johns County, Florida, as generally depicted on the map. (A complete legal description is available in the St. Johns County Planning Department.)

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY Cheryl Strickland, Its Clerk
FILE NUMBER: R-98-27E

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Interested parties may appear at the meeting and be heard with respect to the proposed request.

If a person decides to appeal any decision made with respect to any matter considered at the hearing, such person will need a record of the proceedings and for such purpose he/she 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.

This matter is subject to court imposed quasi-judicial rules of procedures.

Interested parties should limit contact with the County Commissioners and Planning & Zoning Agency members on this topic, except with compliance with Resolution 95-126, to properly noticed public hearings or to written communication care of St. Johns County Planning Department, P.O. Drawer 349, St. Augustine, Florida, 32095.

Subject to a proper and timely objection of a party at the beginning of the hearing, the record of the Planning & Zoning Agency hearing of this matter, including the tape recording of the proceedings before the Planning & Zoning Agency, shall be part of the record and file of this matter submitted to the Board of County Commissioners for its consideration in this hearing. The Planning & Zoning Agency record and file of this case is available for review by the public in the Planning Department and/or office of the Clerk to the County Commission located at the St. Johns County Administrative Complex, 4020 Lewis Speedway (County Road 16-A and US1 North), St. Augustine, Florida.

L 931A Jan. 27, 1999





FLORIDA DEPARTMENT OF STATE
Katherine Harris
Secretary of State
DIVISION OF ELECTIONS

March 2, 1999

Honorable Cheryl Strickland
Clerk to Board of Commissioners
St. Johns County
Post Office Drawer 300
St. Augustine, Florida 32085-0300

Attention: Patricia DeGrande, Deputy Clerk
Minutes and Records Division

Dear Ms. Strickland:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge your letter dated February 25, 1999 and certified copies of St. Johns County Ordinance Nos. 99-12, 99-13 and 99-14, which were filed in this office on March 1, 1999.

Sincerely,

A handwritten signature in cursive that reads "Liz Cloud" with a small "um" at the end.

Liz Cloud, Chief
Bureau of Administrative Code

LC/bn

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