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Public Records of
St. Johns County, FL
Clerk# 00-009172
O.R. 1478 PG 1127
04:48PM 03/03/2000
REC \$17.00 SUR \$2.50

ORDINANCE NUMBER: 2000-1

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

WHEREAS, Kelli B. Fuller, owner of lands described herein, filed an application for zoning change dated September 27, 1999, described hereinafter, and after required notice was published a public hearing was held on the 14th day of December 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-99-024, supporting documents, statements from the applicant, correspondence received by the Planning Department, recommendation of the Planning and Zoning Agency, and comments from the staff and applicant 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 OR does not adversely affect the orderly development of St. Johns County as embodied in the Zoning Ordinance and the Comprehensive Plan.
- c. The proposed OR 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 OR classification will accomplish the objectives, standards and criteria of the Land Development Code.
- 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 B-Residential Comprehensive Plan designation.

*W. P. DeGrande
BCC Secty*

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g. On November 4, 1999, the Planning and Zoning Agency held a public hearing on the matter and has recommended approval by a unanimous vote as reflected in its report and recommendation.

SECTION 2. Pursuant to the application of Kelli B. Fuller, the zoning classification of Commercial Intensive (CI) on the lands described on Exhibit A, attached hereto and by this reference made a part hereof.

SECTION 3. Except to the extent that they conflict with specific provisions of this Ordinance, all building code, Land Development Code, and other land use and development regulations of St. Johns County, including, without limitation, 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 must be recorded in a book kept and maintained by the Clerk of the Board of County Commissioners of St. Johns County, Florida, in accordance with Section 125.68, Florida Statutes.

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 4th DAY OF January 2000.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

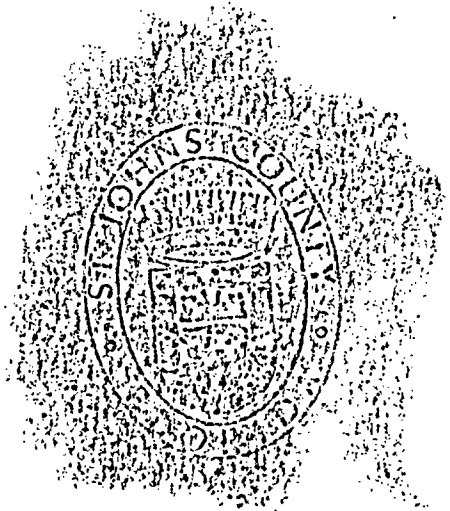
BY: James E. Bryant
Its Chair

ATTEST: CHERYL STRICKLAND, CLERK

BY: Patricia De Grande
Deputy Clerk

EFFECTIVE DATE: 1-10-2000

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Ordinance Book 24 Page 100

That certain piece, parcel or tract of land, situate, lying and being a part of the CONSTANCE McFEE GRANT, Section 54, Township 4 South, Range 27 East, St. Johns County, Florida, and being more particularly described as follows: Commencing at the intersection of the Westerly right of way line of State Road No. 13 (a 100 foot right of way), with the Southeasterly right of way line of Fruit Cove Terrace Road (a 60 foot right of way); thence South 54° 5' 20" West along said Southeasterly right of way line of Fruit Cove Terrace Road, 727.0 feet for a point of beginning; thence continuing South 54° 45' 20" West along said Southeasterly right of way line of Fruit Cove Terrace Road, 100.0 feet; thence South 3° 49' West, 902.0 feet, more or less, to the waters of Cunningham Creek; thence Northeasterly along the waters of Cunningham Creek and following the meanderings thereof, 300.0 feet, more or less, to a point which bears, South 3° 49" West, 675.0 feet, more or less, from the point of beginning; thence North 3° 49' East, 675.0 feet, more or less, to the point of beginning. EXCEPTING THEREFROM the Northerly 10 feet thereof conveyed to the State of Florida in Deed Book 256, page 648, for the use and benefit of the State Road Department of Florida; together with all riparian rights thereunto belonging or in anywise appertaining; subject, however, to: A. Existing zoning requirements; and B. Ad valorem taxes for the current year, and C. Covenants, easements, and restrictions of record.

PARCEL I.D. #005900-0000



KELLI B. FULLER

R-99-024

ORDINANCE BOOK 24 PAGE 102

1380 Fruit Cove Road

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 an 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 R 99 024

1380 FRUIT COVE ROAD SOUTH

in the Court, was published in said newspaper in the issues of

DECEMBER 20, 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, for a period of one year 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 21ST day of DECEMBER 1999,

by [Signature] who is personally known to me or who has produced PERSONALLY KNOWN as identification.

[Signature of Notary Public]

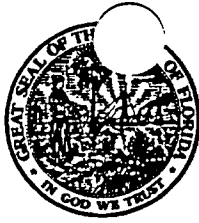


Zoe Ann Moss MY COMMISSION # CC641814 EXPIRES August 22, 2001 BONDED THRU TROY FARM INSURANCE, INC. (Seal)

Zoe Ann Moss

NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS... NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS... NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS...

DIVISIONS OF FLORIDA DEPARTMENT OF STATE
Office of the Secretary
Division of Administrative Services
Division of Corporations
Division of Cultural Affairs
Division of Elections
Division of Historical Resources
Division of Library and Information Services
Division of Licensing
MEMBER OF THE FLORIDA CABINET



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

HISTORIC PRESERVATION BOARDS
Historic Florida Preservation Board
Historic Palm Beach County Preservation Board
Historic Pensacola Preservation Board
Historic St. Augustine Preservation Board
Historic Tallahassee Preservation Board
Historic Tampa/Hillsborough County
Preservation Board
RINGLING MUSEUM OF ART

January 11, 2000

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 January 6, 2000 and copy of St. Johns County Ordinance No. 2000-01, which was filed in this office on January 10, 2000.

Sincerely,

A handwritten signature in cursive script that reads "Liz Cloud".

Liz Cloud, Chief
Bureau of Administrative Code

LC/mp

ORDINANCE BOOK 24 PAGE 104

BUREAU OF ADMINISTRATIVE CODE
The Elliot Building • 401 South Monroe Street • Tallahassee, Florida 32399-0250 • (850) 488-8427
FAX: (850) 488-7869 • WWW Address: <http://www.dos.state.fl.us> • E-Mail: election@mail.dos.state.fl.us