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ORDINANCE NUMBER: 2000-22
AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF R-1-D TO R-2; MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on behalf of Christ Episcopal Church, owner(s) of lands described herein, filed an application for zoning change dated October 25, 1999, described hereinafter, and after required notice was published a public hearing was held on the 11th day of April, 2000 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, PV-R-00-001, supporting documents, statements from the applicant, correspondence received by the Growth Management Services, Planning Division, recommendation of the Ponte Vedra Zoning and Adjustment Board, 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 rezoning to R-2 does not adversely affect the orderly development of St. Johns County as embodied in the St. Johns County Land Development Code, the Ponte Vedra Zoning District regulations, and the St. Johns County Comprehensive Plan.
- c. The zoning district 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 zoning district classification will accomplish the objectives, standards and criteria of the St. Johns County Land Development Code and the Ponte Vedra Zoning District regulations.
- e. The rezoning is consistent with the development of property in the area and is compatible with the desired future development of the area.

*Janet P. Dequade
BOC Secty*

Ordinance Book 24 Page 353

f. On February 14, 2000, the Ponte Vedra Zoning and Adjustment Board held a public hearing on the matter and has recommended approval by unanimous vote as reflected in its report and recommendation.

SECTION 2. Pursuant to the application of the zoning classification of R-1-D on the following described land:

Lots 5, 6, 7, 10 & 11 St. Johns Seaview Park, according to plat thereof as recorded in Map Book 4, Page 40 of the public records of St. Johns County, Florida

is hereby changed to R-2, provided however, that the property is approved for use only as a parking lot in accordance with those standards for parking lots as set forth in the St. Johns County Land Development Code and Ponte Vedra Zoning District Ordinance, and construction of vertical improvements is prohibited.

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, any Concurrency Management Ordinances and the St. Johns County Comprehensive Plan, as may be amended from time to time shall be applicable to development of those lands described herein.

SECTION 4. This Ordinance shall take effect immediately upon receipt of the Ordinance by the 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 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 11th DAY OF April 2000.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: James E. Bryant
Its Chair

Ordinance Book 24 Page 354

ATTEST: CHERYL STRICKLAND, CLERK

BY: *Patricia DeMaude*
Deputy Clerk

OR1493PG1857

EFFECTIVE DATE: April 14, 2000



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

CONTINUED NOTICE OF APPEAL

in the matter of FILE # A-00-01

STETSON TRACT

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

MARCH 27, 2000

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 28TH day of MARCH 2000

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 FAIN INSURANCE CO. (Seal)

Zoe Ann Moss

ORDINANCE BOOK 24 PAGE 356

CONTINUED NOTICE OF APPEAL... NOTICE IS HEREBY GIVEN that a public hearing will be held April 11, 2000 at 10:00 AM... Building 1000... North St. Augustine... On March 27, 2000... [The rest of the text is extremely faint and difficult to read due to high contrast and noise.]

A PART OF SECTIONS 11 AND 12, TOWNSHIP 9 SOUTH, RANGE 10 EAST, ST. JOHN COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 256, PAGE 548 OF THE PUBLIC RECORDS OF SAID COUNTY, FLORIDA LYING ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 1-A, A 100 FOOT RIGHT OF WAY LINE, THENCE SOUTH 17 DEGREES 14 MINUTES 00 SECONDS EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 542.31 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 11509.20 FEET, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AND CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 542.31 FEET, MAKING A CENTRAL ANGLE OF 02 DEGREES 42 MINUTES 00 SECONDS AND HAVING A CHORD BEARING OF SOUTH 18 DEGREES 33 MINUTES 00 SECONDS EAST AND A CHORD DISTANCE OF 542.31 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THENCE SOUTH 19 DEGREES 56 MINUTES 00 SECONDS EAST, CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 866.62 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 19 DEGREES 56 MINUTES 00 SECONDS EAST AND ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 533.43 FEET, THENCE SOUTH 73 DEGREES 39 MINUTES 38 SECONDS WEST, A DISTANCE OF 430 FEET, MORE OR LESS, TO THE HIGH WATER LINE OF THE MATANZAS RIVER, THENCE NORTHERLY ALONG SAID HIGH WATER LINE, A DISTANCE OF 819 FEET, MORE OR LESS, TO THE POINT THAT BEARS NORTH 76 DEGREES 12 MINUTES 32 SECONDS WEST FROM THE POINT OF BEGINNING, THENCE SOUTH 76 DEGREES 12 MINUTES 32 SECONDS EAST, A DISTANCE OF 473 FEET, MORE OR LESS, TO THE POINT OF BEGINNING CONTAINING 221,482 SQUARE FEET, OR 5.13 ACRES, MORE OR LESS.

A PART OF SECTIONS 11 AND 12, TOWNSHIP 9 SOUTH, RANGE 10 EAST, ST. JOHN COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 256, PAGE 548 OF THE PUBLIC RECORDS OF SAID COUNTY, FLORIDA LYING ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 1-A, A 100 FOOT RIGHT OF WAY LINE, THENCE SOUTH 17 DEGREES 14 MINUTES 00 SECONDS EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 756.70 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 11509.20 FEET, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AND CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 542.31 FEET, MAKING A CENTRAL ANGLE OF 02 DEGREES 42 MINUTES 00 SECONDS AND HAVING A CHORD BEARING OF SOUTH 18 DEGREES 33 MINUTES 00 SECONDS EAST AND A CHORD DISTANCE OF 542.31 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THENCE SOUTH 19 DEGREES 56 MINUTES 00 SECONDS EAST, CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 1400.57 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 19 DEGREES 56 MINUTES 00 SECONDS EAST AND ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 608.05 FEET TO THE NORTH LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 119, PAGE 157, THENCE SOUTH 80 DEGREES 08 MINUTES 27 SECONDS WEST, ALONG SAID NORTH LINE, A DISTANCE OF 607 FEET, MORE OR LESS, TO THE HIGH WATER LINE OF THE MATANZAS RIVER, THENCE NORTHERLY ALONG SAID HIGH WATER LINE, A DISTANCE OF 481 FEET, MORE OR LESS, TO A POINT THAT BEARS SOUTH 73 DEGREES 39 MINUTES 38 SECONDS WEST FROM THE POINT OF BEGINNING, THENCE NORTH 73 DEGREES 39 MINUTES 38 SECONDS EAST, A DISTANCE OF 430 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, CONTAINING 264,005 SQUARE FEET OR 6.06 ACRES, MORE OR LESS.

The application for appeal was filed by David Wiles and Roger Van Chent. The application is on file in the Growth Management Services/Planning Division, St. John County Administration Building, St. Augustine, Florida, and may be examined by interested parties prior to said public hearing and all interested parties shall be granted an opportunity to be heard at such public hearing.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHN COUNTY, FLORIDA
Christa Sackland, its Clerk

FILE NUMBER: A-00-01
NOTICE TO PERSONS WITH DISABILITIES REGARDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING PARTICIPANTS: In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact ADA Coordinator, at (904) 823-2501 or at the County Administration Building, 4020 Lewis Spohnway, St. Augustine, Florida, 32095, 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.

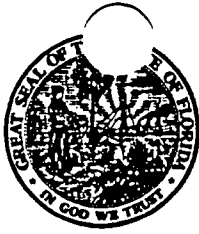
Interested parties may appear at the meeting and be heard with respect to the proposed request.

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. John County Planning Department, P.O. Drawer 349, St. Augustine, Florida, 32095.

1319 March 27, 2000

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



HISTORIC PRESERVATION BOARDS
Historic Florida Keys 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

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

April 14, 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 receipt of your letter dated April 13, 2000 and copies of St. Johns County Ordinance Nos. 2000-20 through 22, which were filed in this office on April 14, 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 347

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

CHERYL STRICKLAND
CLERK COUNTY COMMISSION
ST. JOHNS COUNTY FL

00 APR 20 AM 9:22

FILED