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ORDINANCE NUMBER : 2000- 51  
AN ORDINANCE OF THE COUNTY OF ST. JOHNS,  
STATE OF FLORIDA, REZONING LANDS AS  
DESCRIBED HEREINAFTER FROM THE  
PRESENT ZONING CLASSIFICATION OF  
INDUSTRIAL WAREHOUSE (IW) TO  
COMMERCIAL INTENSIVE (CI); MAKING  
FINDINGS OF FACT; REQUIRING  
RECORDATION; AND PROVIDING FOR AN  
EFFECTIVE DATE.

WHEREAS, on behalf of Joseph Blythe, owner of the lands described herein, filed an application for zoning change dated May 8, 2000, as described hereinafter, and after required notice was published, a public hearing was held on the 3rd day of August, 2000, to consider 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, as contained within the Zoning Division File Number R-00-021, and known as D & J Auto Sales Parcel, along with supporting documents, statements from the applicant, correspondence received by the Planning Division of the Growth Management Services 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 rezoning to Industrial, Commercial Intensive (CI) does not adversely affect the orderly development of St. Johns County as embodied in the St. Johns County Land Development Code and the St. Johns County Comprehensive Plan.
- c. The zoning district designation 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 designation will accomplish the objectives, standards and criteria of the St. Johns County 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 the development is consistent with the uses allowed by the Comprehensive Plan designation.

*Mark P. Segnande*  
*BCC Secty*  
*- Bill Co -*

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**SECTION 2.** Pursuant to the application for a change in the Zoning District designation from Industrial Warehouse (IW), the following land as described:

Lots one (1) and two (2) of block three (3), according to plat re-locating blocks 3, 4, 6, 8, 11, 12, 15, and 16 of the Rothchild addition.

is hereby changed to Commercial Intensive (CI).

**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 designation shall be recorded on the Zoning Atlas maintained in the Zoning Division of the St. Johns County Growth Management Services Department by the Director of Growth Management Services, or his designee.

**PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 12<sup>th</sup> DAY OF September, 2000.**

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

BY: James E. Bryant  
Its Chair

**ATTEST: CHERYL STRICKLAND, CLERK**

BY: James J. Newsome  
Deputy Clerk

EFFECTIVE DATE: September 15, 2000

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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 Ulinda Verstraate 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 Hearing

in the matter of D & J Auto Sales R-00-021

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

August 22, 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 22nd day of August ,2000

by Ulinda Verstraate who is personally known to me or who has produced PERSONALLY KNOWN as identification.

Zoe Ann Moss (Signature of Notary Public)



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

Zoe Ann Moss

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NOTICE OF A PROPOSED REZONING... PUBLIC HEARING... SEPTEMBER 2000... ST. JOHNS COUNTY... PLANNING DIVISION... 4020 LEWIS SPEEDWAY... AUGUST 22, 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

September 15, 2000

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

Attention: Patricia DeGrande  
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 September 14, 2000 and certified copies of Ordinance Nos. 2000-51 and 2000-52, which were filed in this office on September 15, 2000.

Sincerely,

Liz Cloud, Chief  
Bureau of Administrative Code

LC/mp

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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](mailto:election@mail.dos.state.fl.us)

CHERYL STRICKLAND  
CLERK COUNTY COMMISSION  
ST. JOHNS COUNTY FL

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FILED