

ORDINANCE NUMBER : 2001 - 14

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF COMMERCIAL NEIGHBORHOOD (CN) TO RESIDENTIAL, MANUFACTURED/MOBILE HOME OR SINGLE FAMILY (RMH-(S)); MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Melissa Albers, the owner of lands described herein, filed an application (Zoning File Number R-00-048) for a zoning change dated December 01, 2000, as described hereinafter, and after required notice was published, a public hearing was held on the 13th day of February 2001, at 1:30 p.m. 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, supporting documents, statements from the applicant, correspondence received by 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:

1. The request for rezoning has been fully considered after public hearing with legal notice duly published as required by law.
2. The rezoning is consistent with the Comprehensive Plan, in that:
 - (a) Urban sprawl, leapfrog development and strip development will not be encouraged by this rezoning. (Objective A.1.2)
 - (b) The rezoning is compatible and complementary to adjacent land uses and protects and enhances existing communities and neighborhoods. (Objectives A.1.3 & A.1.13)
 - (c) The rezoning encourages an efficient and compact land use pattern and supports balanced growth. (Objective A.1.11)
3. The rezoning to Residential, Manufactured/Mobile Home or Single Family (RMH-S).

is consistent with the St. Johns County Land Development Code.

4. The zoning district designation of Residential, Manufactured/Mobile Home or Single Family (RMH-S) is consistent with the land uses allowed in the land use designation of Residential-C Coastal as depicted on the 2015 Future Land Use Map.

SECTION 2. Pursuant to this application (File Number R-00-048) the zoning classification of Commercial Neighborhood (CN) of the following described land:

TREASURE BEACH, 1ST ADDITION, LOT 4, BLOCK 1, as recorded in Map Book 11, Page 39, 40, and 41 Public Records of St. Johns County, Florida.

is hereby changed to **Residential, Manufactured/Mobile Home or Single Family (RMH-S)**.

SECTION 3. Except to the extent that they conflict with any specific provisions of this Ordinance, all building 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 this development of property pursuant to this rezoning.

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

SECTION 5. This Ordinance shall be recorded in a book kept and maintained by the 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 maintained in the Growth Management Services Department by the Planning Director or designee.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 13TH DAY OF FEBRUARY, 2001.

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

BY: *Mary F. Kohrke*
Mary F. Kohrke, Chair

ATTEST: CHERYL STRICKLAND, CLERK

BY: *Cheryl Strickland*
Deputy Clerk

EFFECTIVE DATE: 2-21-01



THE ST. AUGUSTINE RECORD

PUBLISHED EVERY MORNING 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 REZONING HEARING

in the matter of **FILE# R 00 048**

ALBERS REZONING

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

JANUARY 25, 2001

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 **25TH** day of **JANUARY** 2001,

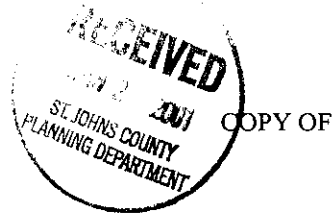
by Linda Y Murray who is personally known to me
or who has produced PERSONALLY KNOWN as identification.

Zoe Ann Moss
(Signature of Notary Public)

Zoe Ann Moss
NOTARY PUBLIC
August 22, 2001
(Seal)

Zoe Ann Moss

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NOTICE OF REZONING HEARING
NOTICE IS HEREBY GIVEN that public hearings will be held on the 1st day of February, 2001 at 1:30 p.m. by the Planning & Zoning Agency and on February 13th, 2001 at 1:30 p.m. by the Board of County Commissioners. Both hearings will take place in the County Auditorium, County Administration Building, 4020 Lewis Speedway (County Road 16-A) and US 1 North, St. Augustine, Florida, to consider rezoning of land located at 6364 Costanero Road and described as follows:
TREASURE BEACH, 1ST ADDITION, LOT 4, BLOCK 1, as recorded in Map Book 11, Page 39 of the official map book of St. Johns County, Florida.
The aforementioned property is currently zoned Commercial Neighborhood (CN) and it is proposed that it be rezoned to Residential Manufactured/Mobile Home or Single Family (RMH(S)) to allow for construction of a single-family residence.
The application for rezoning, FILE NUMBER R-00-048 (Albers Rezoning) is maintained in the Planning Division of the Growth Management Services Department, 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 said public hearing.
NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact David Hiestand, ADA Coordinator, at (904) 823-2500 or at the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, 32095. For hearing impaired individuals: Florida Relay Service: 1-800-955-8770, no later than 5 days prior to the date of this meeting.
If a person decides to appeal any decision made with respect to any matter considered at the meeting or hearings, 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 appeal is to be based.
It is anticipated that one or more St. Johns County Commissioners may attend and participate in the meeting. This matter is subject to court imposed quasi-judicial rules of procedures. Interested parties should limit contact with the County Commissioners and Planning 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.
PLANNING & ZONING AGENCY
ST. JOHNS COUNTY, FLORIDA
By **ROBERT TAYLOR**, CHAIR
BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
By **MARY F. KOHNKE**, CHAIR
FILE NUMBER: R-00-048, ALBERS REZONING L175-1 Jan. 25, 2001