

2

3

Public Records of
St. Johns County, FL
Clerk# 01-032384
O.R. 1620 PG 170
03:42PM 06/28/2001
REC \$13.00 SUR \$2.00

ORDINANCE NUMBER: 2001 - 37

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

WHEREAS, Karen Taylor, on behalf of Venetian Holdings LLC, the owner of lands described herein, filed an application (File Number REZ 2000-04) for a zoning change dated August 10, 2000, as described hereinafter, and after required notice was published, a public hearing was held on the 22nd day of May 2001, at 1:30 p.m. 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, 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) The rezoning is compatible and complementary to adjacent land uses. (Objective A.1.3)
 - (b) The rezoning contributes to a mixture of land uses within a designated Mixed Use District. (Objective A.1.9)
 - (c) The rezoning encourages an efficient and compact land use pattern and supports balanced growth and economic development. (Objective A.1.11)
3. The rezoning to Commercial General (CG) is consistent with the St. Johns County Land Development Code.
4. The zoning district designation of Commercial General (CG) is consistent with the land uses allowed in the land use designation of Mixed Use District (Md) as depicted on the 2015 Future Land Use Map.

Janet P. DeGrado
BCC City
Bill Co.

SECTION 2. Pursuant to this application (File Number REZ 2000-04) the zoning classification of Open Rural (OR) of the lands described within the legal description, attached as **EXHIBIT A,**

is hereby changed to Commercial General (CG).

SECTION 3. To the extent that they do not conflict with the unique, specific and detailed provisions of this Ordinance, all provisions of the Land Development Code as such may be amended from time to time shall be applicable to development of property referenced herein except to the degree that development may qualify for vested rights in accordance with applicable ordinances and laws. Notwithstanding any provision of this ordinance, no portion of any concurrency provision or impact fee ordinance, building code, Comprehensive Plan or any other non Land Development Code ordinance or regulation shall be deemed waived or varied by any provision herein.

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 22nd DAY OF MAY, 2001.

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

BY: Mary F. Kohnke
Mary F. Kohnke, Chair

ATTEST: CHERYL STRICKLAND, CLERK

BY: Uwaine King
Deputy Clerk

EFFECTIVE DATE: May 29, 01

EXHIBIT A
LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN SECTION 25, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 207, AS IT CURRENTLY EXISTS (135 FOOT RIGHT OF WAY), WITH THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1212, PAGE 523 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; (NORTH LINE OF GOVERNMENT LOT 1 IN SAID SECTION 25); THENCE N 43°49'20" E ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE 63.68 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF PROPOSED STATE ROAD NO. 312 (200 FOOT RIGHT OF WAY); THENCE N 62°16'51" W ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE 183.55 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1507.00 FEET, A CENTRAL ANGLE OF 04°02'50", AN ARC LENGTH OF 108.45 FEET AND A CHORD LENGTH AND BEARING OF 108.43 FEET, N 60°15'26" W; THENCE ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE 108.45 FEET; THENCE S 43°49'20" W 229.63 FEET; THENCE S 62°16'51" E 291.00 FEET TO THE SAID NORTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 207; THENCE N 43°49'20" E ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE 162.04 FEET TO THE POINT OF BEGINNING.

THE AFOREDESCRIBED PARCEL CONTAINS 1.45 ACRES MORE OR LESS.

THE BASIS OF BEARING FOR THE AFOREDESCRIBED PARCEL IS THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 207 WHOSE ASSUMED BEARING BEARS N 43°49'20" E.

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 PROPOSED REZONING

in the matter of **FILE# REZ 2000-04**

STATE ROAD 207 REZONING

in the Court, was published in said newspaper in the issues of
MAY 4, 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 **8TH** day of **MAY** 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
MY COMMISSION # CC841814 EXPIRES
August 22, 2005 (Seal)
BONDED THRU TROY FAIR INSURANCE, INC.

Zoe Ann Moss

NOTICE OF A PROPOSED REZONING

NOTICE IS HEREBY GIVEN that a public hearing will be held on Tuesday, May 22, 2001 at 1:30 p.m. by the Board of County Commissioners in the County Auditorium, County Administrative Complex, 4020 Lewis Speedway (County Road 16-A) and US1 North, St. Augustine, Florida, to consider a rezoning from Open Rural (OR) to Commercial General (CG).

The rezoning is to allow for development of a proposed commercial business center, convenience store and restaurant.

The subject property is located at 725 State Road 207, within St. Johns County, Florida.

EXHIBIT "A"

A PARCEL OF LAND SITUATED IN SECTION 25, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:
BEGIN AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY OF STATE ROAD NO. 207, AS IT CURRENTLY EXISTS (135 FOOT RIGHT OF WAY), WITH THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1212, PAGE 523 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; (NORTH LINE OF GOVERNMENT LOT 1 IN SAID SECTION 25); THENCE N 43 DEGREES 49'20"E ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE 63.68 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF PROPOSED STATE ROAD NO. 312 (200 FOOT RIGHT OF WAY); THENCE N 62 DEGREES 16'51" W ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE 183.55 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1507.00 FEET, A CENTRAL ANGLE OF 04 DEGREES 02'50", AN ARC LENGTH OF 105.45 FEET AND A CHORD LENGTH AND BEARING OF 105.43 FEET, N 50 DEGREES 15'26"W; THENCE ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE 105.45 FEET; THENCE S 43 DEGREES 49'20"W 229.53 FEET; THENCE S 62 DEGREES 15'51" E 281.00 FEET TO THE SAID NORTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 207; THENCE N 43 DEGREES 49'20" E ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE 162.04 FEET TO THE POINT OF BEGINNING.

THE AFOREDESCRIBED PARCEL CONTAINS 1.45 ACRES MORE OR LESS.

THE BASIS OF BEARING FOR THE AFOREDESCRIBED PARCELS IS THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 207 WHOSE ASSUMED BEARING BEARS N 43 DEGREES 49'20"E.

This file is maintained in the Planning Division of the Growth Management Services Department, at the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, and may be examined by interested parties prior to 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 accommodations or an interpreter to participate in this proceeding should contact David Holstead, 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 hearing, 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.

THIS MATTER IS SUBJECT TO COURT IMPOSED QUASI-JUDICIAL RULES OF PROCEDURES. INTERESTED PARTIES SHOULD LIMIT CONTACT WITH THE BOARD OF COUNTY COMMISSIONERS OR THE PLANNING AND 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 DIVISION, P.O. DRAWER 349, ST. AUGUSTINE, FLORIDA, 32085.

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
BY MARY F. KOHNKE, CHAIR
FILE NUMBER: REZ-2000-04,
KNOWN AS STATE ROAD 207 REZONING
L978-1 May 4, 2001