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Public Records of
St. Johns County, FL
Clerk# 02-014400
O.R. 1729 PG 239
03:27PM 03/11/2002
REC \$13.00 SUR \$2.00

ORDINANCE NUMBER: 2002 - 7

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF RESIDENTIAL-SINGLE FAMILY (RS-3) TO COMMERCIAL NEIGHBORHOOD (CN); MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Linda Ratz-Broudy, the owner of lands described herein, filed an application (File Number REZ 2001-12) for a zoning change dated July 19, 2001, as described hereinafter, and after required notice was published, a public hearing was held on the 26th day of February, 2002, 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 to Commercial Neighborhood (CN) 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 (Md). (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 Neighborhood (CN) is consistent with the St. Johns County Land Development Code.
4. The zoning district designation of Commercial Neighborhood (CN) 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.

SECTION 2. Pursuant to this application (File Number REZ 2001-12) the zoning classification of Residential-Single Family (RS-3) of the lands described within the legal description, attached as **EXHIBIT A**,
is hereby changed to Commercial Neighborhood (CN).

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.

Ordinance Book 28 Page 110

Jack Ke...
Robin Plate
BCC Secy

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.

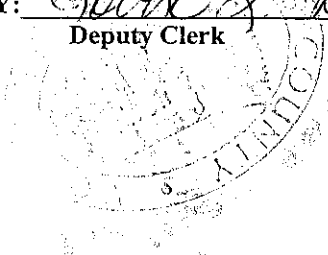
PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 26 DAY OF Feb., 2002.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Marc A. Jacalone
Marc A. Jacalone, Chairman

ATTEST: CHERYL STRICKLAND, CLERK

BY: Cheryl Strickland
Deputy Clerk



Rendition date: 3/1/2002
EFFECTIVE DATE: 3/4/2002

I HEREBY CERTIFY THAT THIS DOCUMENT
IS A TRUE AND CORRECT COPY AS APPEARS
ON RECORD IN ST. JOHNS COUNTY, FLORIDA
WITNESS MY HAND AND OFFICIAL SEAL
THIS 8th DAY OF March 20 02
CHERYL STRICKLAND, CLERK
Ex-Officio Clerk of the Board of County Commissioners
BY: Robert L. Prewitt D.C.



EXHIBIT "A"

OR1729P00241

PARCEL ONE:

A PART OF GOVERNMENT LOT 3, SECTION 12, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA. BEGINNING AT THE NORTHEAST CORNER OF BLOCK 8 OF A SUBDIVISION KNOWN AS ST. SEBASTIAN, ACCORDING TO PLAT RECORDED IN MAP BOOK 1, PAGE 134, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA AND RUN THENCE NORTH 84 DEGREES WEST ALONG THE NORTH LINE OF SAID BLOCK 8 AND ALONG THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 16, A DISTANCE OF 71.75 FEET; THENCE SOUTH 06 DEGREES 06 MINUTES 15 SECONDS WEST 150 FEET; THENCE SOUTH 84 DEGREES EAST 71.75 FEET TO THE WEST LINE OF HILL STREET (30 FEET WIDE); THENCE NORTH 06 DEGREES 06 MINUTES 15 SECONDS EAST 150.00 FEET TO THE PLACE OF BEGINNING. BEING THE EAST 71.75 FEET OF THE NORTH 150 FEET OF BLOCKS 8 AND 11 AND OCEAN VIEW AVENUE ABANDONED.

PARCEL TWO:

A PART OF GOVERNMENT LOT 3, SECTION 12, TOWNSHIP 7 SOUTH, RANGE 29 EAST. BEGINNING AT THE SOUTHEAST CORNER OF BLOCK 11 OF A SUBDIVISION KNOWN AS ST. SEBASTIAN, ACCORDING TO A PLAT RECORDED IN MAP BOOK 1, PAGE 134 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA AND RUN THENCE ALONG THE WEST RIGHT OF WAY LINE OF HILL STREET NORTH 06 DEGREES 06 MINUTES 15 SECONDS EAST A DISTANCE OF 113.34 FEET; THENCE LEAVE SAID RIGHT OF WAY AND RUN NORTH 84 DEGREES WEST 135.00 FEET; THENCE SOUTH 06 DEGREES 06 MINUTES 15 SECONDS WEST A DISTANCE OF 113.34 FEET; THENCE SOUTH 84 DEGREES EAST 135.00 FEET TO THE PLACE OF BEGINNING. BEING THE EAST 135 FEET OF THE SOUTH 113.34 FEET OF SAID BLOCK 11.

Verified by: DLF & JNR

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
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MEMBER OF THE FLORIDA CABINET



FLORIDA DEPARTMENT OF STATE

Katherine Harris

Secretary of State

DIVISION OF ELECTIONS

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Preservation Board

RINGLING MUSEUM OF ART

March 6, 2002

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 March 1, 2002 and certified copies of Ordinance Nos. 2002-07 through 2002-12, which were filed in this office on March 4, 2002.

Sincerely,

Liz Cloud, Chief
Bureau of Administrative Code

LC/mp

ORDINANCE BOOK 28 PAGE 113

BUREAU OF ADMINISTRATIVE CODE

The Collins Building • 107 West Gaines Street • Tallahassee, Florida 32399-0250 • (850) 245-6270
FAX: (850) 245-6282 • WWW Address: <http://www.dos.state.fl.us> • E-Mail: election@mail.dos.state.fl.us

RECEIVED
FEB 15 2002
ST. JOHNS COUNTY
PLANNING DEPARTMENT

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 **REZ 2001 12**

LINDA RATZ-BROUDY

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

FEBRUARY 11, 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 12TH day of **FEBRUARY** 2002
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) (Seal)
Zoe Ann Moss

NOTICE OF A PROPOSED REZONING
NOTICE IS HEREBY GIVEN that a public hearing will be held on the Tuesday, February 26, 2002 at 1:30 p.m. by the St. Johns County Board of County Commissioners in the County Auditorium, County Administration Building, 4020 Lewis Speedway (County Road 16-A) and US1 North, St. Augustine, Florida, to consider an ordinance to rezone from Residential Single Family (RS-3) to Commercial Neighborhood (CN).
The subject property is located at 311 SR 16 within St. Johns County, Florida.

EXHIBIT "A"
PARCEL ONE:
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PARCEL TWO:
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Verified by: DLF & JNR.

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 Halstead, ADA Coordinator, at (904) 823-2500 or at the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, 32084. For hearing impaired individuals, call Florida Relay Service at 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
MARC A. JACALONE, CHAIRMAN
FILE NUMBER: REZ 2001-12 Linda Ratz-Broudy
L294-2 Feb 11, 2002