

ORDINANCE NUMBER: 2003-14

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

WHEREAS, Thomas Shank and Marc McCormac, the owner of lands described herein, and incorporated by reference as Exhibit "A" (legal description), filed an application, and incorporated by reference as File Number REZ 2002-32 for a zoning change dated November 27, 2002 as described hereinafter, and after required notice was published, a public hearing was held on the 4th day of March 2003 at 1:30 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, correspondence received by the Growth Management Services Department, recommendation of the Planning and Zoning Agency, and comments from the staff, applicant, and the general public 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 Residential, Single Family (RS-3) 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 Residential C Coastal land Use District. (Objective A.1.9).
3. The rezoning to Residential Single Family (RS-3) is consistent with the St. Johns County Land Development Code.
4. The zoning district designation of Residential Single Family (RS-3) is consistent with the land uses allowed in the land use designation of Residential-C as depicted on the 2015 Future Land Use Map.

SECTION 2. Pursuant to this application, File Number REZ 2002-32 the zoning classification of the lands described within the legal description, attached as EXHIBIT "A",

is hereby changed to Residential Single Family (RS-3).

*Frank - Y. King
BCC Secty*

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This ordinance is being recorded in the OR Book because it was recorded in the PUD Book in error.

18
3433

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. Notwithstanding any provision of this ordinance, no portion of any impact fee ordinance, concurrency provision, building code, comprehensive plan or any 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 the Secretary of the State of Florida.

SECTION 5. This Ordinance shall be recorded in a book kept and maintained 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 4th DAY OF MARCH 2003.

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

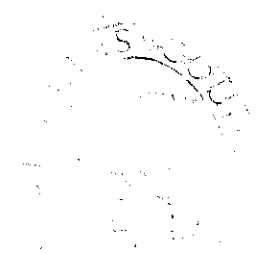
BY: James E. Bryant
James E. Bryant, Chairman

ATTEST: CHERYL STRICKLAND, CLERK

RENDITION DATE 3/5/2003

BY: Cheryl Strickland
Deputy Clerk

EFFECTIVE DATE: March 10, 2003



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3-69 BIERA MAR LOT 6 THRU 9
BLK 19 (EX R/W OF RD A1A)
OR1579/229 &1785/353

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ST. JOHNS COUNTY
Application For Rezoning
FROM CG TO R53

DATE 11/8/02

PROJECT NAME: Tom Shank

OWNER/APPLICANT: Tom Shank / Marc McCormac

ADDRESS: 401 Porpoise Point Dr. / 19 Sandpiper Dr.
ST. Aug., FL 32084 / ST. Aug. FL 32080

PHONE: (904) 461-1744 FAX: (904) 461-1744

E-MAIL ADDRESS: _____

CONTACT PERSON: Marc McCormac

ADDRESS: 19 Sandpiper Dr.
ST. Aug. FL 32080

PHONE: (904) 461-1744 FAX: (904) 461-1744

E-MAIL ADDRESS: _____

PROPERTY APPRAISERS PARCEL NO. 177470-0000

SECTION: 15 TOWNSHIP: 8 RANGE: 30

CENSUS TRACT: 021402 PROPERTY APPRAISERS MAP SHEET: 5F155

LOCATION: on AIA Between East Magnolia Ave to East Palmett

911 ADDRESS (IF KNOWN) 5054, 5042, 5038, 5024 AIA south

CITY ST. Aug. STATE FL. ZIP CODE 32080

TAZ 48 MAJOR ACCESS AIA

OVERLAY DISTRICT? South Anastasia IF YES, WHICH ONE South Anastasia

ZONE CLASS CG COMP. PLAN DSGN C

PRESENT USE OF PROPERTY: Vacant

RECEIVED

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WATER/SEWER: St. Johns Co. Utility Dept.
WHO WILL MAINTAIN ROADS (IF A SUBDIVISION) N/A
WHO WILL MAINTAIN DRAINAGE: N/A
TYPE OF DEVELOPMENT: Residential / Single Family
each lot 60x110
ACRES: _____ NUMBER OF LOTS/ UNITS: 4, 1 per lot SQ. FOOTAGE 2200
(SIZE OF PROPERTY) (IF SUBDIVISION) (OF EACH BUILDING)
ACRES TO BE CLEARED: _____ 1/4 MILE INCREMENTS OF ROADWAY: N/A
IS THE PROJECT WITHIN THE COASTAL BUILDING ZONE? YES X NO _____
IS THE PROJECT SEAWARD OF CCCL? YES _____ NO X

PROJECT NARRATIVE (ADDITIONAL SHEETS MAY BE ATTACHED):

Straight rezoning from Commercial (CG) to residential (RS3). Each lot: would have one single family residence built on it.
* Reasons rezoning makes sense:
1) Traffic - far fewer trips on and off congested
2) History - of vacant commercial space in area.
3) Area - most of the area is residential.

Please list below any applications currently under review or recently approved which may assist in the review of this application: _____

I HEREBY CERTIFY THAT ALL INFORMATION IS CORRECT:
Signature of owner or person authorized to represent this application:

Signature: Marc McCormac
Printed or typed name(s): Marc McCormac

Owner's Authorization For Agent

Marc McCormac is hereby authorized TO ACT ON BEHALF OF THOMAS L. SHANK, the owner(s) of those lands described within the the attached application, and as described in the attached deed or other such proof of ownership as may be required, in applying to St. Johns County, Florida, for an application related to a Development Permit or other action pursuant to a:

- | | | | |
|-------------------------------------|-------------------------|--------------------------|-------------------------|
| <input checked="" type="checkbox"/> | Rezoning / Modification | <input type="checkbox"/> | Special Use Permit |
| <input type="checkbox"/> | Zoning Variance | <input type="checkbox"/> | Non-Zoning Variance |
| <input type="checkbox"/> | Appeal | <input type="checkbox"/> | Overlay District Review |
| <input type="checkbox"/> | Concurrency | <input type="checkbox"/> | Other |

BY:

[Signature]
Signature of Owner
THOMAS L. SHANK
Print Name

Signature of Owner

Print Name
(904) 825-4660
Telephone Number

State of Florida
County of St. Johns

Signed and sworn before me on this Nov. 8th day of, 2000.

By Thomas L Shank

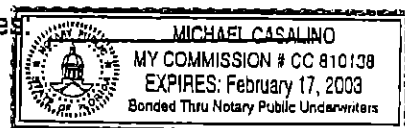
Identification verified: FLDL SS20 832 56 134 0

Oath sworn: _____ Yes X _____ No

[Signature]
Notary Signature

My Commission expires

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THIS INSTRUMENT PREPARED BY:
Della A. Masters
Anastasia Title Services, Inc.
2730 U.S. 1 South, Suite G
St. Augustine, Florida 32086

RECORD AND RETURN TO:
Thomas Lowrey Shank
401 Porpoise Point
St. Augustine, Florida 32095

RE PARCEL ID #: 177470-0000
BUYER'S TIN:

**IMAGING MEMO
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WARRANTY DEED

THIS WARRANTY DEED made this 16th day of October, 2002 by Gary E. Collins, hereinafter called Grantor, and whose address is 60 Hernandez Avenue, Palm Coast, Florida 32137 to Thomas Lowrey Shank and Marc S. McCormack, as joint tenants with right of survivorship, hereinafter called Grantee and whose address is 401 Porpoise Point, St. Augustine, Florida 32095.

(Wherever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH:

THAT the Grantor, for and in consideration of the sum of Ten and NO/100 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate, lying and being in St. Johns County, Florida, viz

LOTS 8 AND 9, BLOCK 19, BIERA MAR, A SUBDIVISION AS RECORDED IN MAP BOOK 3, PAGE 69 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

The real property described in this instrument is not the constitutional homestead nor the primary physical residence of the Grantor.

SUBJECT TO taxes accruing subsequent to December 31, 2001.

SUBJECT TO covenants, restrictions and easements of record, if any; however, this reference thereto shall not operate to reimpose same.

TOGETHER with all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

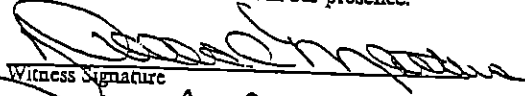
AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

**IMAGING MEMO
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OR1963PG 463

Signed, sealed and delivered in our presence:


Witness Signature


Gary E. Collins

Willa A. Masters
Witness Printed Signature

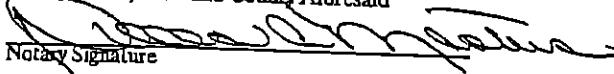
Witness Signature

Witness Printed Signature

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 16th day of October, 2002 by Gary E. Collins. He/She is personally known to me or has produced DRIVERS LICENSE as identification.

Notary Public, State and County Aforesaid


Notary Signature

(Title or Rank)

Notary Printed Signature: A. MASTERS
Notary Public, State of Florida
My comm. expires Sept. 17, 2003
Comm. No. CC 867298

(Serial No., if any)

THIS INSTRUMENT PREPARED BY:
 Della A. Masters
 Anastasia Title Services, Inc.
 2730 U.S. 1 South, Suite G
 Augustine, Florida 32086

RECORD AND RETURN TO:
 Thomas Lowrey Shank
 401 Porpoise Point Drive
 St. Augustine, Florida 32084

RE PARCEL ID #: 177470-0000
 BUYER'S TIN:

**IMAGING MEMO
 THE WRITING/TYPING & PRINTING
 WAS UNSATISFACTORY FOR
 REPRODUCTION AT THE TIME
 OF IMAGING**

WARRANTY DEED

THIS WARRANTY DEED made this 6th day of September, 2002 by Gary E. Collins, hereinafter called Grantor, and whose address is 60 Hernandez Avenue, Palm Coast, Florida 32137 to Thomas Lowrey Shank, hereinafter called Grantee and whose address is 401 Porpoise Point Drive, St. Augustine, Florida 32084.

(Wherever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH:

THAT the Grantor, for and in consideration of the sum of Ten and NO/100 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate, lying and being in St. Johns County, Florida, viz

Lot 6, Block 19, Blera Mar, a Subdivision as recorded in Map Book 3, page 69, of the Public Records of St. Johns County, Florida, Excepting that part lying within the right of way of State Road A1A.

The real property described in this instrument is not the constitutional homestead nor the primary physical residence of the Grantor.

SUBJECT TO taxes accruing subsequent to December 31, 2001.

SUBJECT TO covenants, restrictions and easements of record, if any; however, this reference thereto shall not operate to reimpose same.

TOGETHER with all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

OR1963PG 465

signed, sealed and delivered in our presence:

[Signature]
Witness Signature

Della A. Masters
Witness Printed Signature

[Signature]
Witness Signature

Marc McCormac
Witness Printed Signature

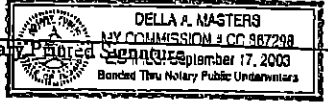
[Signature]
Gary E. Collins

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 6th day of September, 2002 by Gary E. Collins, He/She is personally known to me or has produced identification as

Notary Public, State and County Aforesaid
[Signature]
Notary Signature

[Signature]
Notary Printed Signature



(Title or Rank)

(Serial No., if any)

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THIS INSTRUMENT PREPARED BY:
Delta A. Masters
Anastasia Title Services, Inc.
100 U.S. 1 South, Suite G
St. Augustine, Florida 32086

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RECORD AND RETURN TO:
Thomas Lowrey Shank
401 Porpoise Point Drive
St. Augustine, Florida 32084

RE PARCEL ID #: 177470-0000
BUYER'S TIN:

WARRANTY DEED

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(Wherever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH:

THAT the Grantor, for and in consideration of the sum of Ten and NO/100 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate, lying and being in St. Johns County, Florida, viz:

Lot 7, Block 19, Biera Mar, a Subdivision as recorded in Map Book 3, page 69, of the Public Records of St. Johns County, Florida, Excepting that part lying within the right of way of State Road A1A.

The real property described in this instrument is not the constitutional homestead nor the primary physical residence of the Grantor.

IMAGING MEMO THE WRITING/TYPING & PRINTING WAS UNSATISFACTORY FOR REPRODUCTION AT THE TIME OF IMAGING

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TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

OR1963PG 467

Signed, sealed and delivered in our presence:

[Handwritten Signature]
Witness Signature

Della A. Masters
Witness Printed Signature

[Handwritten Signature]
Witness Signature

Marc McCormac
Witness Printed Signature

[Handwritten Signature]
Gary E. Collins

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 6th day of September, 2002 by Gary E. Collins. He/She is personally known to me or has produced identification.

Notary Public, State and County Aforesaid

[Handwritten Signature]
Notary Signature

DELLA A. MASTERS
NOTARY PUBLIC - CC 067198
EXPIRES September 17, 2003
Notary Printed Signature
Notary Public Under Seal

(Title or Rank)

(Serial No., if any)

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3-69 BIERA MAR LOT 9 BLK 11 DIAZ PEDRO E, GILDA G 177120-0000
 OR1349/1411 2386 SUNRISE DR
 WEST PALM BEACH FL 33415-7422

3-69 BIERA MAR LOT 8 BLK 11 SHARPE JUDITH A 177110-0000
 OR842/474 & 1286/128(Q/C) PO BOX 860189
 ST AUGUSTINE FL 32086-0189

3-69 BIERA MAR LOT 7 BLK 11 TOBOLIK PETER P, BARBARA A 177100-0000
 OR445/583(Q/C) & 1574/285(Q/C) 911 TIMBER RIDGE DR
 HANOVER MD 21076-1500

3-69 BIERA MAR LOT 6 BLK 11 HORTENSTINE DOROTHY C 177090-0060
 OR389/782 5055 MEDORAS AVE
 SAINT AUGUSTINE FL 32080-7173

3-69 BIERA MAR LOT 5 BLK 11 TRACY STEPHEN V ETUX 177090-0000
 OR1248/1129 2041 FAIRFAX RD
 COLUMBUS OH 43221-4318

3-69 BIERA MAR LOT 4 BLK 11 MASTERS JOHN J SR, CLEO S ETAL 177080-0040
 OR1527/1582(Q/C) & MARK TOLZMANN
 305 CHARLOTTE ST
 SAINT AUGUSTINE FL 32084-5000

USE AE? HTD AREA 000 INDEX

3-69 BIERA MAR LOT 3 BLK 11 CAFISO MATTHEW M, SUSAN S 177080-0000
 OR1334/295 5085 MEDORAS AVE
 SAINT AUGUSTINE FL 32080-7173

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3-69 BIERA MAR LOT 1 BLK 19
 (EX R/W OF RD A1A) OR594/B22
 (CERT OF TITLE) & 662/1950
 (Q/C)

MC CULLY RUTH
 PO BOX 5186
 EUGENE

177420-0000
 OR 97405-0184

3-69 BIERA MAR LOT 3 BLK 13
 OR742/744

HUFFMAN ROBERT D, BETTY K
 7418 JASPER AVE
 JACKSONVILLE

177240-0030
 FL 32211-721

3-69 BIERA MAR SUB LOT 2 BLK
 13 OR989/1344

GOLDMAN BARRY, LINDA S
 4985 ALTA VISTA AVE
 SAINT AUGUSTINE

177240-0000
 FL 32080-717

3-69 BIERA MAR LOT 1 BLK 13
 OR1028/1011 & 1661/149

KERSLAKE JOHN H REV TRUST
 4999 ALTA VISTA AVE
 SAINT AUGUSTINE

177230-0000
 FL 32080-717

3-69 BIERA MAR LOTS 1 & 2 BLK
 12 OR1040/794 & 1101/1227 &
 1229 (CORR) & 1158/522 (WL) &
 543 (L/A) & 1160/286 (PR DIST)

MORGAN ELIZABETH DUNLAP
 721 WILLOW WOOD PL
 SAINT AUGUSTINE

177140-0000
 FL 32086-509

3-69 BIERA MAR LOT 11 BLK 11
 OR905/1186

LINARES KIM TRUSTEE
 34092 CHULA VISTA AVE
 DANA POINT

177130-0110
 CA 92629-253

3-69 BIERA MAR LOT 10 BLK 11
 OR265/802

LINARES LANCE M
 704 MONARCH WAY
 SANTA CRUZ

177130-0000
 CA 95060-309

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3-69 BIERA MAR LOTS 1 & 2 BLK
20 OR356/25

ST JOHNS COUNTY UTILITY DEPT 177490-0000
PO BOX 3006

SAINT AUGUSTINE FL 32085-3006

3-69 BIERA MAR SUB LOT 10 & 11
BLK 19 OR1739/1520

BOWMAN J HUNT III ETUX 177480-0000
6784 A AVE

SAINT AUGUSTINE FL 32080-8135

3-69 BIERA MAR LOT 5 BLK 19
OR803/736

PARR JOHN C, BEVERLY I 177460-0000
7 SABOR DE SAL RD

SAINT AUGUSTINE FL 32080-6980

3-69 BIERA MAR LOT 4 BLK 19
OR176/482 & 1149/1649

ONUCHOWSKI JOHN A, IZABELA D 177450-0000
700 W POPE RD APT J76

SAINT AUGUSTINE FL 32080-5850

3-69 BIERA MAR LOT 3 BLK 19
DB241/472

PARI JOSEPH, PHYLLIS 177440-0000
3846 WHITNEY AVE

HAMDEN CT 06518-1510

3-69 BIERA MAR LOT 2 BLK 19
OR1393/146

ANASTASIA ISLAND MANAGEMENT 177430-0000
4670 A1A S

SAINT AUGUSTINE FL 32080-8014

3-69 BIERA MAR LOT 2 BLK 19
OR1393/146

ANASTASIA ISLAND MANAGEMENT 177430-0000
4670 A1A S

SAINT AUGUSTINE FL 32080-8014

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13-12 PT OF GL 8 & BIERA MAR
 SUBD LOTS 1 THRU 4 & S'LY PT
 OF LOT 5 BLK 21 & ALL LOTS 3
 THRU 11 BLK 22 - DOT PARCEL #

FLA DEPT OF TRANSPORTATION
 PO BOX 1089
 LAKE CITY

175930-0120
 FL 32056-1089

3-69 BIERA MAR LOTS 3 THRU 11
 BLK 22 (EX R/W OF RD A1A) PRCL
 #101 PT "B" ORDER OF TAKING
 OR1106/1517 DELETE 1996

FLA DEPT OF TRANSPORTATION
 P O BOX 1089
 LAKE CITY

177570-0000
 FL 32056-108

3-69 BIERA MAR LOTS 1 & 2 BLK
 22 (EX R/W OF RD A1A)
 OR123/86

BISHOP OF THE DIOCESE ST AUG
 CATHOLIC CENTER *
 PO BOX 24000
 JACKSONVILLE

177560-0000
 FL 32241-4000

3-69 BIERA MAR LOTS 1 THRU 4 &
 S'LY PT OF LOT 5 BLK 21 PRCL
 #101 PT "C" - DOT ORDER OF
 TAKING OR1106/1517

FLA DEPT OF TRANSPORTATION
 P O BOX 1089
 LAKE CITY

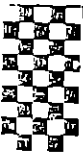
177540-0010
 FL 32056-108

3-69 BIERA MAR LOTS 3 & 4 BLK
 20 (EX R/W OF RD A1A)
 DB236/347 & OR1538/868(Q/C)

ROGERS LOUISE
 † NORMAN F FISHBEIN ATTORNEY
 121 FOUNTAIN ST
 NEW HAVEN

177500-0000
 CT 06515-1910

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FLORIDA DEPARTMENT OF TRANSPORTATION
ST. AUGUSTINE MAINTENANCE
3600 D.O.T. ROAD
ST. AUGUSTINE, FLORIDA 32084
(904) 825-8036 SUNCOM: 865-5036
FAX (904) 825-6958 SUNCOM: 865-6958

FAX COVER SHEET

DATE: January 2, 2003

TO: Johns County Building/Zoning
Marlin Pryor
FROM: DOT PERMITS DEPARTMENT

NUMBER OF PAGES INCLUDING COVER SHEET 2

COMMENTS: Mr. Pryor: Please be advised, after completing a field
review of the four lots on SR A1A south with Marc McCormac, the EDOT

upon receiving the completed application, will grant two joint use driveways
for lots 6 and 7 and lots 8 and 9. If you have any further questions, please
do not hesitate to call our office.

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JESSIE H. SPURLOCK
PERMITS INSPECTOR
ST. AUGUSTINE MAINTENANCE

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION
3600 DOT ROAD
ST. AUGUSTINE, FLORIDA 32084

TELEPHONE:
(904) 825-8036
SUNCOM: 865-5036
FAX: (904) 825-8030

PALMETTO AVENUE

OSCEOLA

A V E N U E

SR-AIA 100 R/W

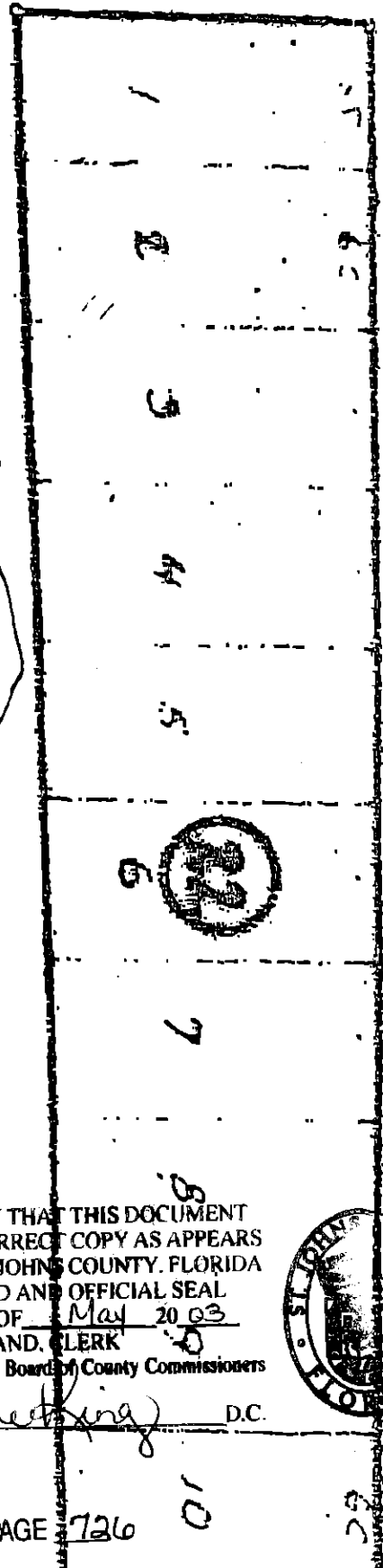
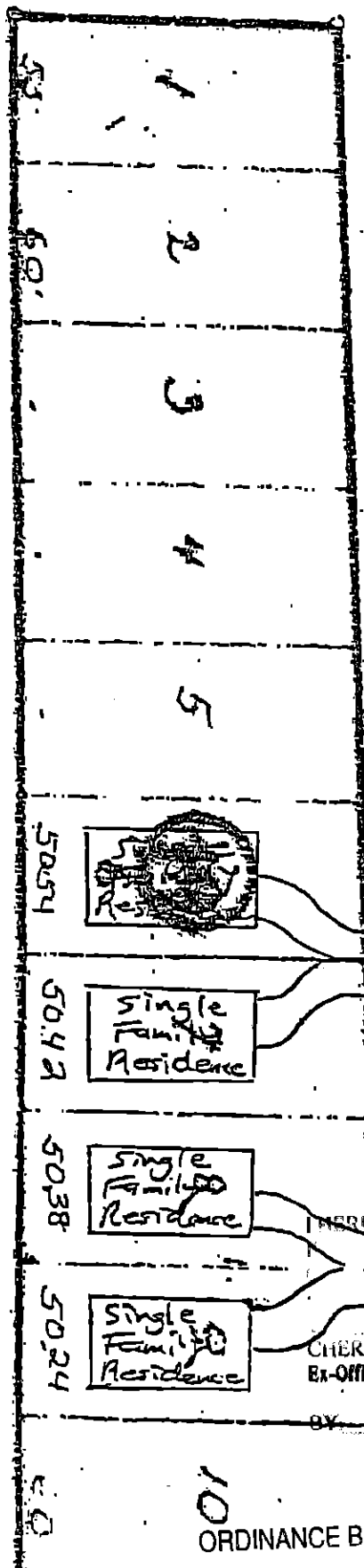
BOULEVARD

LE

SEMINOLE

A V E N U E

1	55
2	60
3	
4	
5	
6	5054
7	5042
8	5038
9	5024
10	50



IMAGING MEMO THE WRITING/TYPING & PRINTING WAS UNSATISFACTORY FOR REPRODUCTION AT THE TIME OF IMAGING

I HEREBY CERTIFY THAT THIS DOCUMENT IS A TRUE AND CORRECT COPY AS APPEARS ON THE RECORDS OF ST. JOHN'S COUNTY, FLORIDA BY HAND AND OFFICIAL SEAL OF CHERYL STRICKLAND, CLERK Ex-Officio Clerk of the Board of County Commissioners



THE ST. AUGUSTINE RECORD

COPY OF ADVERTISEMENT

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 **Patricia Bergquist**
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 Proposed Rezoning
in the matter of 5024 A1A South
in the Court was published in said newspaper in the issues of

February 17th, 2003

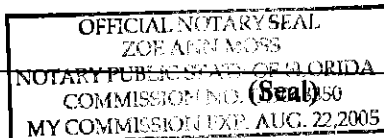
Affiant further says that the St. Augustine Record is a newspaper published
at St. Augustine, in said St. Johns County, Florida, and that the said newspaper
heretofore been continuously published in said St. Johns County, Florida, each
day and has been entered as second class mail matter at the post 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 17th day of February 2003

by Patricia Bergquist who is personally known to me
or who has produced **PERSONALLY KNOWN** as identification.

Zoe Ann Moss
(Signature of Notary Public)

Zoe Ann Moss



NOTICE OF A PROPOSED REZONING
NOTICE IS HEREBY GIVEN that a public hearing
will be held on the Tuesday, March 4, 2003 at 1:30
p.m. by the St. Johns County Board of County
Commissioners, in the County Auditorium, County
Administration Building, 4020 Lewis Speedway, St.
Augustine, Florida, to consider an ordinance to
rezone lands from CG (Commercial, General) to
RS-3 (Residential, Single Family).
The subject property is located at 5024 A1A South,
within St. Johns County Florida.



This file is maintained in the Planning Division of the
Growth Management Services Department, at the
County Administration Building, 4020 Lewis Speed-
way, 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
special accommodations or an interpreter to par-
ticipate 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 hear-
ing 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 Commis-
sioners or the Planning and Zoning Agency members on
this topic, except with compliance with Resolution
95-126, to properly noticed public hearings or to writ-
ten communication care of St. Johns County Plan-
ning Division, P.O. Drawer 349, St. Augustine,
Florida, 32085.

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
JAMES E. BRYANT, CHAIRMAN
FILE NUMBER: REZ 2002-32 Shank/McCormac
L401-3 Feb 17, 2003