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7087

Public Records of
St. Johns County, FL
Clerk# 04-083570
O.R. 2316 PG 606
01:29PM 11/09/2004
REC \$13.00 SUR \$14.00

ORDINANCE NUMBER: 2004-86

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 INTENSIVE (CI); MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA:

WHEREAS, Thomas L. Jones, the owner of lands described herein, incorporated by reference as Exhibit "A" (legal description), filed an application, incorporated by reference as File Number REZ 2004-23 for a zoning change dated June 11, 2004, as described hereinafter, and after required notice was published, a public hearing was held on the 20th day of October, 2004 at 9:00 a.m. on said application.

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 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 Commercial Intensive (CI) 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 encourages an efficient and compact land use pattern and supports balanced growth and economic development. (Objective A.1.11)
 - (c) The proposed project is consistent with the goals, policies and objectives of the 2015 St. Johns County Comprehensive Plan.
3. The rezoning to Commercial Intensive (CI) is consistent with the St. Johns County Land Development Code.
4. The zoning district designation of Commercial Intensive (CI) is consistent with the land uses allowed in the land use designation of Mixed Use (Md) as depicted on the 2015 Future Land Use Map.

SECTION 2. Pursuant to this application File Number REZ 2004-23 the zoning classification of the lands described within the legal description, Exhibit "A",

is hereby changed to Commercial Intensive (CI).

Ordinance Book 35 Page 281

*Booked by [unclear]
Bob [unclear]*

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 the Secretary of State.

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 20th DAY OF October 2004.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

BY: [Signature]
Karen R/Stern, Its Chair

RENDITION DATE 10/21/04

ATTEST: CHERYL STRICKLAND, CLERK

BY: [Signature]
Deputy Clerk

EFFECTIVE DATE: 10/25/2004

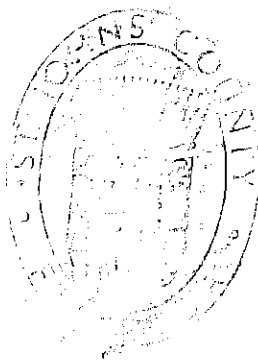


EXHIBIT A

Jun. 29 2004 10:42AM '04



T.J. COMMUNICATIONS

FAX NO. 1904 23267

ST. JOHNS COUNTY, FLORIDA
Board of County Commissioners



Growth Management Services
Development Services Division
Zoning Program

P.O. Drawer 349
Saint Augustine, FL
32085-0349

Telephone (904) 823-2677
Fax (904) 823-2679
zoning@co.st-johns.fl.us

DATE: 6-9-04
FROM: T.J. Communications
2575 C US 1 South
ST. AUG. FL 32086

PLEASE RETURN: BY FAX 794-5239 MAIL _____ PHONE _____
1860 SR207 Parcel ID# 135970-0000
PROVIDE INFORMATION ON THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:
40+ of NE 1/4 of NE 1/4 Lying E of RD 207 & S of Norwood
150ft x 525ft x 115ft x 725ft OR 1198/1404
PARCEL IDENTIFICATION NUMBER 135970-0000
ADDRESS: 1860 SR 207

ZONING: OR COMPREHENSIVE PLAN M1

ADDITIONAL COMMENTS :

ABOVE INFORMATION PROVIDED BY: Lani Stueckland TITLE Zoning Tech II

St. Johns County Development Services
Zoning Program

DATE: 6/9/2004

All requirements of the Land Development Code, Building Codes and others applicable provisions of federal, state or local laws must be met at the time of construction. If there exists a conflict between any staff representation, law, rules, codes or ordinances, then the law, rule, code or ordinance shall prevail.

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY AS APPEARS ON RECORD IN ST. JOHNS COUNTY, FLORIDA
ATTEST MY HAND AND OFFICIAL SEAL
THIS 9th DAY OF November 2004
CHERYL STRICKLAND, CLERK
Ex-Officio Clerk of the Board of County Commissioners



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 CHARLES BARRETT who on oath says that he 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 NOTICE OF HEARING in matter REZ 04-23 T.J. COMMUNICATIONS was published in said newspaper in the issues of

OCTOBER 5, 2004

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 5TH day of OCTOBER, 2004.

by [Signature] who is personally known to me or who has produced PERSONALLY KNOWN as identification.

[Signature of Patricia A. Bergquist]



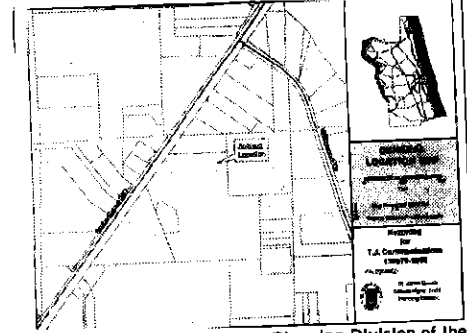
Patricia A. Bergquist My Commission DD275991 Expires December 18, 2007

(Signature of Notary Public)

(Seal)

PATRICIA A. BERGQUIST

NOTICE OF A PROPOSED REZONING NOTICE IS HEREBY GIVEN that a public hearing will be held on Wednesday, October 20, 2004 at 9:00 a.m. by the St. Johns County Board of County Commissioners in the County Auditorium, County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, to rezone from Open Rural (OR) to Commercial, Intensive (CI). The subject property is located at 1860 Slate Road 207 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 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 special accommodations or an interpreter to participate in this proceeding should contact David Halstead, ADA Coordinator, at (904) 873-2500 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 KAREN STERN, CHAIR FILE NUMBER: REZ 2004-23 T. J. Communications L2395-4 Oct 5, 2004



FLORIDA DEPARTMENT OF STATE
Glenda E. Hood
Secretary of State
DIVISION OF LIBRARY AND INFORMATION SERVICES

October 25, 2004

Ms. Yvonne King
Deputy Clerk
St. Johns County
Post Office Drawer 300
St. Augustine, Florida 32085-0300

CHERYL SHERIDAN
CLERK COUNTY COMMISSION
ST. JOHNS COUNTY FL

04 OCT 26 AM 9:30

FILED

Dear Ms. King:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letter dated October 22, 2004 and certified copy of St. Johns County Ordinance No. 2004-86, which was filed in this office on October 25, 2004.

Sincerely,

Liz Cloud
Program Administrator

LC/kcs

STATE LIBRARY OF FLORIDA
R.A. Gray Building • Tallahassee, Florida 32399-0250 • (850) 245-6600
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