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ORDINANCE NUMBER: 2005-50

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 INDUSTRIAL WAREHOUSE (IW); MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

Public Records of
St. Johns County, FL
Clerk # 2005048217,
O.R. 2464 PG 1726-1728
06/20/2005 at 12:19 PM,
REC. \$13.00 SUR. \$14.00

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

WHEREAS, Oakey and Joyce Brewer, the owners of lands described herein, filed an application, incorporated by reference as File Number REZ 2005-08 for a zoning change, as approved by the Board of County Commissioners, as described hereinafter, and after required notice was published, a public hearing was held on the 18 day of May 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 Industrial Warehouse (IW) 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 Industrial Warehouse (IW) is consistent with the St. Johns County Land Development Code.
4. The zoning district designation of Industrial Warehouse (IW) is consistent with the land uses allowed in the land use designation of Industrial (I) as depicted on the 2015 Future Land Use Map.

SECTION 2. Pursuant to this application File Number REZ 2005-08 the zoning classification of the lands described within the legal description, Exhibit "A",

Shirley Y. King
Boe Seely
is hereby changed to Industrial Warehouse (IW).

Ordinance Book 36 Page 866

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.

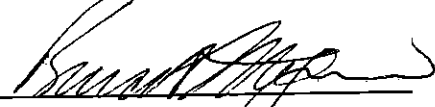
SECTION 4. This Ordinance shall take effect upon receipt by the Secretary of State.

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.

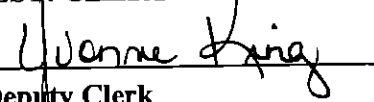
PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 18 DAY OF May 2005.

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

BY: 
Bruce A. Maguire, Chairman

RENDITION DATE 05/19/05

ATTEST: CHERYL STRICKLAND, CLERK OF COURT

BY: 
Deputy Clerk

EFFECTIVE DATE: 05/26/05

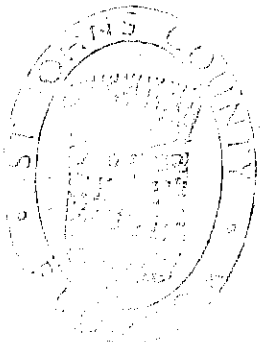


Exhibit A

PARCEL C-1

FOR A POINT OF BEGINNING BEGIN AT THE INTERSECTION OF SOUTHERLY OF LEONARDI AVENUE A 40 FOOT RIGHT OF WAY AS NOW ESTABLISHED AND THE WESTERLY RIGHT OF WAY OF WHITE TOWER ROAD; THENCE ALONG SAID RIGHT OF WAY OF WHITE TOWER ROAD SOUTH 01°21'09" EAST 501.00 FEET; THENCE LEAVING SAID RIGHT OF WAY NORTH 89°45'00" WEST 870.00 FEET; THENCE NORTH 01°21'09" WEST 501.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF LEONARDI AVENUE; THENCE ALONG SAID RIGHT OF WAY SOUTH 89°45'00" EAST 870.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 9.99 ACRES PLUS OR MINUS.

MAR 09 2005
4:15 PM '05

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 17th DAY OF June 20 05
CHERYL STRICKLAND, CLERK
Ex-Officio Clerk of the Board of County Commissioners

BY: Lverne King D.C.



Ord 7-20-05-50

MAY - 4 2005

COPY OF ADVERTISEMENT

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 the matter **REZ 05-08 OT FLEX**
was published in said newspaper in the issues of
MAY 2, 2005.

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
he 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 3RD day of **MAY, 2005.**

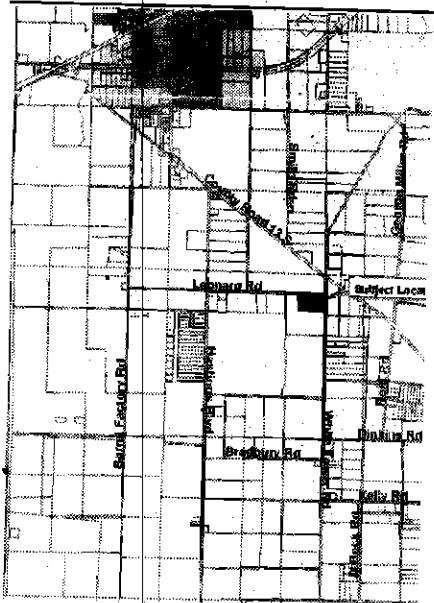
by *Charles Barrett* who is personally known to me
or who has produced **PERSONALLY KNOWN** as identification.

Patricia A. Bergquist
(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, May 18, 2005 at 9:00 a.m.
by the St. Johns County Board of County Commis-
sioners in the County Auditorium, County Adminis-
tration Building, 4020 Lewis Speedway, St. Augusti-
ne, Florida, to rezone from Open Rural (OR) to
Industrial, Warehousing (IW).
The subject property is located at 5850 Leonard Road
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 the
County's ADA Coordinator at (904) 823-2235 or at the
County Administration Building, 4020 Lewis Speed-
way, St. Augustine, Florida, 32085. 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 proceeding;
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
BRUCE A. MCGUIRE, CHAIRMAN
FILE NUMBER: REZ 2005-08 OT Flex Tooling
L1054-5 May 2, 2005**