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ORDINANCE NUMBER: 2005-63

Public Records of
St. Johns County, FL
Clerk # 2005068091,
O.R. 2515 PG 525-528
08/19/2005 at 11:43 AM,
REC. \$17.00 SUR. \$18.50

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF INDUSTRIAL, WAREHOUSING (IW) TO PUBLIC SERVICE (PS); 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, Michael Rubin, on behalf of St. Johns County, the owner(s) of lands described herein, filed an application, incorporated by reference as File Number REZ 2005-03 for a zoning change, January 14, 2005, as described hereinafter, and after required notice was published, a public hearing was held on the 26th day of July 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 Public Service (PS) 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 Public Service (PS) is consistent with the St. Johns County Land Development Code.
4. The zoning district designation of Public Service (PS) is consistent with the land uses allowed in the land use designation of Public as depicted on the 2015 Future Land Use Map.

SECTION 2. Pursuant to this application File Number REZ 2005-03 the zoning classification

is hereby changed to **Public Service (PS)**

Janet Y. King
BCC Secty

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.

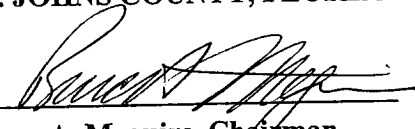
SECTION 4. This Ordinance shall take effect upon receipt by the Secretary of State.

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.

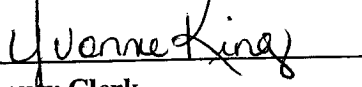
SECTION 6. Upon the effective date of this Ordinance, the zoning classification shall be recorded on the Zoning Atlas filed maintained in the Growth Management Services Department by the Planning Director or designee.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 26th DAY OF July, 2005.

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

BY: 
Bruce A. Maguire, Chairman

ATTEST CHERYL STRICKLAND, CLERK

BY: 
Deputy Clerk

EFFECTIVE DATE: 08/04/05

RENDITION DATE 07/27/05

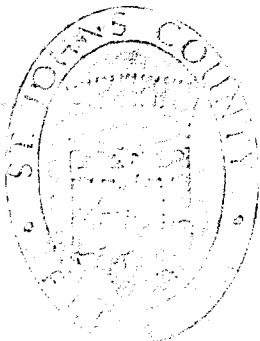


EXHIBIT "A"

A PARCEL OF LAND LYING IN A PORTION OF SECTION 36 AND A PORTION OF THE FRANCIS J. FATIO GRANT SECTION 55, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS AS DESCRIBED IN DEED BOOK 57, PAGE 267 OF THE PUBLIC RECORDS OF SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT A ½" IRON PIPE AT THE NORTHWESTERLY CORNER OF GOVERNMENT LOT 3, SECTION 36, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 651, PAGE 1551 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 35°50'50" EAST, ALONG THE NORTHEASTERLY LINE OF THOSE LANDS AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 651, PAGE 1551, A DISTANCE OF 218.40 FEET TO THE SOUTHEASTERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 651, PAGE 1551; THENCE SOUTH 62°04'10" WEST, ALONG SAID SOUTHEASTERLY LINE TO A FOUND 5/8" IRON ROD IDENTIFIED, LB 5167, A DISTANCE OF 701.16 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 83°51'30" EAST, DEPARTING SAID SOUTHEASTERLY LINE AND ALONG THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1165, PAGE 171 (PARCELS 1 AND 2), AND THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1165, PAGE 175, ALL OF SAID PUBLIC RECORDS TO A FOUND 5/8" IRON ROD, AS LB 5167, A DISTANCE OF 1,388.20 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY (A 100 FOOT WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 60°16'53" WEST DEPARTING WESTERLY RIGHT OF WAY LINE TO A SET ½" IRON PIPE, AS LB 6824, A DISTANCE OF 1,069.51 FEET; THENCE NORTH 33°37'32" WEST, A DISTANCE OF 815.11 FEET TO THE POINT OF BEGINNING.

CONTAINING 434,874 SQUARE FEET OR 9.98 ACRES, MORE OR LESS.

File: 37-171

POB:

2037 202.06 ↴

548918.97 ↴



St. Johns County
Application For Rezoning

From IW To PS
Date January 11, 2005

Project Name: St. Johns County Growth Management Service Center

Owner/Applicant: St. Johns County / Michael B. Rubin, Director of Construction Services.

Address: 1625 State Road 16
St. Augustine, FL 32084

Phone: 904-823-2420 Fax: 904-823-2418

E-mail Address: pthorpe@co.st-johns.fl.us

Planning/Engineering Firm: CRG Architects Planners, Inc.

Address: 133 Marine Street, Suite 2
St. Augustine, Florida 32084

Phone: 904-825-1266 Fax: 904-825-0215

E-mail Address: duoarch@aol.com

Person to Receive Comments: Roxanne ^{CRG} Horvath / Phyllis Thorpe

Property Appraiser's Parcel No. 073582-0000

Name of Overlay District if applicable: N/A

Location: South portion of St. Johns County Administrative Complex

Census Tract: 020900 Property Appraiser's Map Sheet: 40/36S Acres: 2.61

911 Address (if Known) 4030 Lewis Speedway, St. Augustine, FL 32084

TAZ 1204 Zone Class: IW Comp. Plan DSGN Public

Present Use of Property: Vacant

Proposed Use of Property: St. Johns County Growth Management Service Center.

Water/Sewer Provider: City of St. Augustine Utilities

Please list below any applications currently under review or recently approved which may assist in the review of this application: Application for Concurrency Determination.

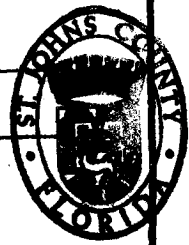
I HEREBY CERTIFY THAT ALL INFORMATION IS CORRECT:

Signature of owner or person authorized to represent this application:

Signature: [Handwritten Signature]

Printed or typed name(s): Michael B. Rubin

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 18th DAY OF August 20 05
CHERYL STRICKLAND, CLERK
Ex-Officio Clerk of the Board of County Commissioners



Revised March 2, 2004

10-6 BY: Luanne King D.C.

JUL - 7 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 of: **REZ 2005-03 SJC SER CENTER**
was published in said newspaper in the issues of
JULY 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 **5TH** day of **JULY, 2005.**

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

Brian Fike



Brian Fike
My Commission DD327588
Expires June 09, 2008

(Signature of Notary Public)


(Seal)

BRIAN FIKE

NOTICE OF A PROPOSED REZONING

NOTICE IS HEREBY GIVEN that a public hearing will be held on Thursday, July 21, 2005 at 1:30 p.m. by the St. Johns County Planning and Zoning Agency and on Tuesday, July 26, 2005 at 9:00 a.m. by the Board of County Commissioners in the County Auditorium, County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, to rezone from Industrial, Warehousing (IW), to Public Service (PS).

The subject property is located at 4040 Lewis Speedway 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 the County's ADA Coordinator at (904) 322-7235 or at the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, 32085. For hearing impaired individuals, call Florida Relay Service at 1-800-955-7575, no later than 5 days prior to the date of this meeting.

If a person desires 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 procedure. It is anticipated that one or more County Commissioners may attend this meeting. Interested parties should limit contact with the Board of County Commissioners on this topic, except with compliance with Resolution 95-124, to properly noticed public hearings or to written communication care of St. Johns County Planning Division, P.O. Drawer 288, St. Augustine, Florida, 32085.

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
BRIAN S. SCHUMAKER, CHAIRMAN

PLANNING AND ZONING AGENCY
ST. JOHNS COUNTY, FLORIDA
RONALD S. SCHUMAKER, CHAIRMAN
FILE NUMBER: REZ 2005-03 St. Johns County
Growth Management Services Center
L11615-5 July 2, 2005