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ORDINANCE NUMBER: 2006-78

Public Records of  
St. Johns County, FL  
Clerk # 2006055542,  
O.R. 2750 PG 1287-1289  
07/25/2006 at 01:54 PM,  
REC. \$13.00 SUR. \$14.00

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION RESIDENTIAL SINGLE FAMILY (RS-2) WITH CONDITIONS TO RESIDENTIAL SINGLE FAMILY (RS-2) 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, the development of the lands within this rezoning shall proceed in accordance with the application, dated April 5, 2006 in addition to supporting documents and statements from the applicant which are a part of Zoning File REZ 2006-09, as approved by the Board of County Commissioners, and incorporated by reference into and made part hereof this Ordinance. In the case of conflict between the application, the supporting documents, and the below described special provisions of this Ordinance, the below described provisions shall prevail.

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 RS-2 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 RS-2 is consistent with the St. Johns County Land Development Code.
4. The zoning district designation of RS-2 is consistent with the land uses allowed in the land use designation of Residential-B as depicted on the 2015 Future Land Use Map.

SECTION 2. Pursuant to this application File Number REZ 2006-09 the zoning classification

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is hereby changed to Residential Single Family (RS-2).

**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 11<sup>th</sup> DAY OF July, 2006.**

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

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

RENDITION DATE 07/13/06

ATTEST: CHERYL STRICKLAND, CLERK

BY: Yvonne King  
Deputy Clerk

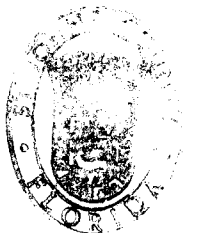
EFFECTIVE DATE: 07/17/06

**EXHIBIT A  
LEGAL DESCRIPTION  
Crescent Landing Rezoning**

**Commence at the Northwest corner of Section 5, Township 9 South, Range 30 East, St. Johns County, Florida; thence run South 00 degrees, 54 minutes 54 seconds East, 123.40 feet to the South Right of Way Line of State Road No. 206; thence run North 89 degrees, 03 minutes East along said Right of Way, 291.38 feet to the Point of Beginning; thence continue to Run North 89 degrees 03 minutes 00 seconds East, along said Right of Way, 587.88 feet; thence run South 00 degrees 53 minutes 17 seconds East, 1185.54 feet; thence run South 89 degrees 03 minutes 00 seconds West, 587.88 feet; thence run North 00 degrees 53 minutes 17 seconds West, 1185.54 feet to the Point of Beginning.**

I HEREBY CERTIFY THAT THE FOREGOING  
IS A TRUE AND CORRECT COPY OF THE  
ON RECORD IN ST. JOHNS COUNTY  
WITNESS MY HAND AND SEAL  
THIS 25<sup>th</sup> DAY OF July 2006  
SHERYL STRICKLAND  
Ex-Officio Clerk of the Board of Commissioners

BY Yvonne King



# The St. Augustine Record

PUBLISHED EVERY MORNING MONDAY THROUGH FRIDAY, SATURDAY AND SUNDAY MORNING  
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

COPY OF ADVERTISEMENT

STATE OF FLORIDA,  
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **SARAH SELFRIDGE** 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 **NOTICE OF HEARING** in the matter **REZONING 06-09/CRESCENT LAND** was published in said newspaper in the issues of **JUNE 26, 2006.**

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 10<sup>TH</sup> day of **JULY, 2006.**

by Sarah Selfridge who is personally known to me or who has produced PERSONALLY KNOWN as identification.

Brian Fike

(Signature of Notary Public)



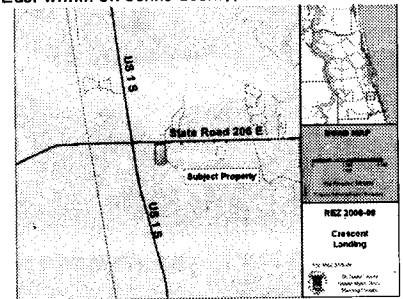
Brian Fike  
My Commission DD327568  
Expires June 09, 2008

(Seal)

BRIAN T. FIKE

### NOTICE OF A PROPOSED REZONING

NOTICE IS HEREBY GIVEN that a public hearing will be held on Tuesday, July 11, 2006 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 Residential Single Family (RS 2) with conditions to Residential Single Family (RS 2) without conditions. The subject property is located at 265 State Road 206 East 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) 209-0650 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 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. It is anticipated that one or more County Commissioners may attend this meeting. 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  
JAMES BRYANT, CHAIRMAN

FILE NUMBER: REZ 2006-09 Crescent Landing  
L1755-6 June 26, 2006



FLORIDA DEPARTMENT OF STATE  
**Sue M. Cobb**  
Secretary of State  
DIVISION OF LIBRARY AND INFORMATION SERVICES

FILED

06 JUL 24 AM 8:54

CHERYL S. CLOUD  
CLERK COUNTY COMMISSION  
ST. JOHNS COUNTY FL

July 19, 2006

Ms. Yvonne King, Deputy Clerk  
Minutes and Records Department  
St. Johns County  
4010 Lewis Speedway  
St. Augustine, Florida 32084

Dear Ms. King:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letter dated July 14, 2006 and Ordinance Nos. 2006-78 through 2006-81, which were filed in this office on July 17, 2006.

Sincerely,

A handwritten signature in cursive script that reads "Liz Cloud".

Liz Cloud  
Program Administrator

LC/mp

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