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Public Records of
St. Johns County, FL
Clerk # 2006067717,
O.R. 2779 PG 1316-1318
09/11/2006 at 09:58 AM,
REC. \$13.00 SUR. \$14.00

ORDINANCE NUMBER: 2006-84

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF PLANNED SPECIAL DEVELOPMENT (PSD) 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, the development of the lands within this rezoning shall proceed in accordance with the application, dated February 24, 2006 in addition to supporting documents and statements from the applicant which are a part of Zoning File REZ 2006-05, 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 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 District (MD) as depicted on the 2015 Future Land Use Map.

SECTION 2. Pursuant to this application File Number REZ 2006-05 the zoning classification

Frank - Y. King
MTR

is hereby changed to Commercial Intensive (CI).

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 25 DAY OF July 2006.

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

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

RENDITION DATE 07-26-06

ATTEST: CHERYL STRICKLAND, CLERK

BY: Wanna King
Deputy Clerk

EFFECTIVE DATE: 08/03/06

EXHIBIT A

172960 0000

DESCRIPTION (AS PROVIDED BY CLIENT DOES NOT MATHEMATICALLY CLOSE):

A PARCEL OF LAND IN GOVERNMENT LOT 3, SECTION 6, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID GOVERNMENT LOT 3 WITH THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY NUMBER 1, SAID RIGHT OF WAY BEING 100 FEET WEST FROM AND PARALLEL WITH THE CENTERLINE OF THE SOUTH BOUND TRAFFIC LANES OF SAID HIGHWAY; THENCE NORTH 01 DEGREE 19 MINUTES 10 SECONDS WEST, ON SAID WEST RIGHT OF WAY LINE, 949.12 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 15 MINUTES 23 SECONDS WEST 960.08 FEET; THENCE SOUTH 00 DEGREES 56 MINUTES 59 SECONDS WEST 162.27 FEET; THENCE SOUTH 88 DEGREES 42 MINUTES 24 SECONDS WEST 231.0 FEET TO THE EAST RIGHT OF WAY LINE OF OLD MOULTRIE ROAD AS NOW ESTABLISHED FOR A 66 FOOT RIGHT OF WAY; THENCE NORTH 00 DEGREES 56 MINUTES 59 SECONDS WEST, ALONG SAID EAST LINE, 200.93 FEET, THENCE NORTH 88 DEGREES 19 MINUTES 53 SECONDS EAST 231.0 FEET, THENCE NORTH 00 DEGREES 56 MINUTES 59 SECONDS WEST 330 FEET TO THE NORTH LINE OF SAID GOVERNMENT LOT 3; THENCE NORTH 88 DEGREES 19 MINUTES 52 SECONDS EAST, ALONG SAID NORTH LINE, 963.50 FEET TO THE WEST RIGHT OF WAY LINE OF SAID U.S. HIGHWAY NUMBER 1; THENCE SOUTH 01 DEGREE 19 MINUTES 10 SECONDS EAST 367.12 FEET, ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING +/- 9.20 ACRES

DESCRIPTION BY SURVEYOR:

A PARCEL OF LAND IN GOVERNMENT LOT 3, SECTION 6, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID GOVERNMENT LOT 3 WITH THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY NUMBER 1, SAID RIGHT OF WAY BEING 100 FEET WEST FROM AND PARALLEL WITH THE CENTERLINE OF THE SOUTH BOUND TRAFFIC LANES OF SAID HIGHWAY; THENCE NORTH 01 DEGREE 41 MINUTES 38 SECONDS WEST, ON SAID WEST RIGHT OF WAY LINE, 949.82 FEET TO THE NORTHEAST CORNER OF THAT PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 721, PAGE 845 AND THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 15 MINUTES 23 SECONDS WEST, ALONG THE NORTH LINE OF SAID PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 721, A DISTANCE OF 957.11 FEET TO AN ANGLE POINT IN SAID PROPERTY IN OFFICIAL RECORDS BOOK 721; THENCE SOUTH 01 DEGREE 50 MINUTES 50 SECONDS EAST 162.27 FEET; THENCE SOUTH 88 DEGREES 15 MINUTES 24 SECONDS WEST 231.00 FEET TO THE EAST RIGHT OF WAY LINE OF OLD MOULTRIE ROAD AS NOW ESTABLISHED AS A 66 FOOT WIDE RIGHT OF WAY; THENCE NORTH 01 DEGREE 50 MINUTES 50 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE, 200.93 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THAT PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 240, PAGE 741; THENCE NORTH 88 DEGREES 19 MINUTES 53 SECONDS EAST 251.50 FEET TO THE SOUTHEAST CORNER OF SAID PROPERTY IN OFFICIAL RECORDS BOOK 240; THENCE NORTH 01 DEGREE 50 MINUTES 50 SECONDS WEST, ALONG THE EAST LINE OF SAID PROPERTY IN OFFICIAL RECORDS BOOK 240, A DISTANCE OF 330.00 FEET TO THE NORTH LINE OF SAID GOVERNMENT LOT 3; THENCE NORTH 88 DEGREES 19 MINUTES 52 SECONDS EAST, ALONG SAID NORTH LINE, 937.60 FEET TO THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY NUMBER 1; THENCE SOUTH 01 DEGREE 41 MINUTES 38 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

CONTAINING +/- 8.99 ACRES

HEREBY CERTIFY THAT THIS DOCUMENT IS A TRUE AND CORRECT COPY AS APPEARS IN OFFICIAL RECORDS BOOK 41 PAGE 299 AND OFFICIAL SEAL OF ST. JOHNS COUNTY, FLORIDA
WITNESSED AND OFFICIAL SEAL
THIS 8th DAY OF September 20 2006
CHERYL STRICKLAND, CLERK
Ex-Officio Clerk of the Board of County Commissioners

ORDINANCE BOOK 41 PAGE 299 *Cheryl Strickland* D.C.



JUL 11 2006

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 **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 06-05 COGGIN HONDA** was published in said newspaper in the issues of **JULY 11, 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 11TH day of JULY, 2006.

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

Brian T. Fike

(Signature of Notary Public)



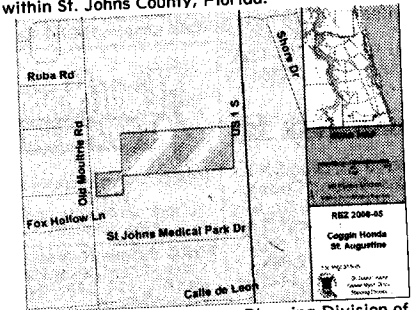
Brian Fike
My Commission DD327588
Expires June 09, 2008

(Seal)

BRIAN T. FIKE

NOTICE OF A PROPOSED REZONING

NOTICE IS HEREBY GIVEN that a public hearing will be held on Tuesday, July 25, 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 Planned Special Development (PSD) to Commercial Intensive (C1). The subject property is located at 2925 US1 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 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 notified 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 2006-05
Coggin Honda St. Augustine
L1924-6 July 11, 2006

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 **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 06-05 COGGIN HONDA**
was published in said newspaper in the issues of

JULY 17, 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 17TH day of **JULY, 2006.**

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

Brian Fike

(Signature of Notary Public)



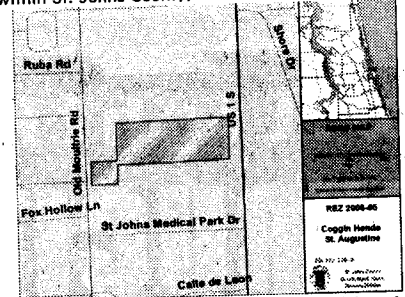
Brian Fike
My Commission DD327588
Expires June 09, 2008

(Seal)

BRIAN T. FIKE

CORRECTION NOTICE OF A PROPOSED REZONING

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BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
JAMES BRYANT, CHAIRMAN
FILE NUMBER: REZ 2006-05
Coggin Honda St. Augustine
L2004-6 July 17, 2006