

ORDINANCE NUMBER: 2014 - |

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF RESIDENTIAL, SINGLE FAMILY (RS-3) AND COMMERCIAL GENERAL (CG) TO AIRPORT DEVELOPMENT (AD); MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

Public Records of
St. Johns County, FL
Clerk # 2014008235,
O.R. 3845 PG 679-682
02/12/2014 at 09:58 AM,
REC. \$17.00 SUR. \$18.50

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 October 4, 2013 in addition to supporting documents and statements from the applicant **which are a part of Zoning File REZ 2013-06 Airport Rezoning**, 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 Department, recommendation of the Planning and Zoning Agency, and comments from the staff and the general public at the public hearing, the Board of County Commissioners, 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 **Airport Development (AD)** is consistent with the Comprehensive Plan, in that:
 - (a) The rezoning is compatible and complementary to conforming adjacent land uses. (Objective A.1.3.11)
 - (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 2025 St. Johns County Comprehensive Plan.
3. The rezoning to **Airport Development (AD)** is consistent with the St. Johns County Land Development Code.
4. The zone district of **Airport Development (AD)** is consistent with the land uses allowed in the land use designation of Airport District as depicted on the 2025 Future Land Use Map.

SECTION 2. Pursuant to this application File Number REZ 2013-06 the zoning classification of the lands described within the attached legal description, Exhibit "A",

is hereby changed to Airport Development (AD).

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.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 21ST DAY OF January 2014.

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

BY: _____

John H. Morris, Chair

RENDITION DATE 01-23-14

ATTEST: CHERYL STRICKLAND, CLERK

BY: _____

Deputy Clerk

EFFECTIVE DATE: 01-27-14



PARCEL 1

Lot 15, Block G, Unit One, ARAQUAY PARK, according to plat thereof recorded in Map Book 3, page 66, of the public records of St. Johns County, Florida.

PARCEL 2

Lots 4, 5 and 6, Block D, in Unit 1, according to the plat of Araquay Park, on file in the office of the Clerk of the Circuit Court of St. Johns County, Florida in Map Book 3, Page 66.

PARCEL 3

SEC 50 TP 06 RGE 29
3 -66 ARAQUAY PARK UT 1 BLK D LOT 13

PARCEL 4

Lots 17, 19 and the West 20 feet of Lots 21 and 22, Block "D", Unit No. One, Araquay Park, according to the plat thereof, as recorded in Map 3, Page 66, of the Official Records of St. Johns County, Florida.

PARCEL 5

Lot 15, Block D, Unit One, ARAQUAY PARK, according to plat thereof recorded in Map Book 3, page 66, of the public records of St. Johns County, Florida.

PARCEL 6

Lots 4, 5 and the West one half of Lot 6 Block "A", Unit No. One, Araquay Park, according to the plat thereof, as recorded in Map Book 3, Page 66, of the Official Public Records of St. Johns County, Florida.

PARCEL 7

All of Lot 14, Block A, together with that part of the unplatted portion of said Block A lying South of said Lot 4, all as shown on Plat of ARAQUAY PARK, as recorded in Map Book 3, page 66, of the public records of St. Johns County, Florida; less and except the property described in Quit Claim Deed recorded in Official Records Book 1487, page 1701; of the public records of St. Johns County, Florida.

PARCEL 8

Lots 1, 2, and 3, Block D, ARAQUAY PARK Unit No. One, according to the map or plat thereof as recorded in Map Book 3, Page 66, Public Records of St. Johns County, Florida. Less and except the westerly 28.0 feet of Lots 1, 2, and 3 heretofore conveyed to the Road Department of the State of Florida.

PARCEL 9

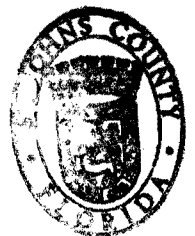
Lot 14, Block "D", Unit No. One, Araquay Park, according to the plat thereof, as recorded in Map Book 3, Page 66, of the Official Public Records of St. Johns County, Florida, together with the single wide manufactured home location thereon.

PARCEL 10

Lots 16 and 18, Block D ARAQUAY PARK, according to the plat thereof recorded in Map Book 3, Page 66, of the Official Public Records of St. Johns County, Florida.

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 10th DAY OF February 20 14
CHERYL STRICKLAND, CLERK
Ex-Officio Clerk of the Board of County Commissioners

By: Wonne King D.C.



ST JOHNS LAW GROUP
DOUGLAS N. BURNETT
509 ANASTASIA BLVD
SAINT AUGUSTINE FL 32080

Ref.#: L039-14
P.O.#: HG 01/21

PUBLISHED EVERY MORNING SUNDAY THRU SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **SHAWNE' H OR**
who on oath says that he/she is an Employee of the St. Augustine Record,
a daily newspaper published at St. Augustine in St. Johns County, Florida
that the attached copy of advertisement being a **NOTICE OF REZONI**
In the matter of **REZ 2013-06 AIRPORT - HEARING JANUARY 21,**
was published in said newspaper on **01/06/2014**

Affiant further says that the St. Augustine Record is a newspaper publishe
at St. Augustine, in said St. Johns County, Florida, and that the said newsp
heretofore has been continuously published in said St. Johns County, Flori
each day and has been entered as second class mail matter at the post offic
City of St. Augustine, in said St. Johns County, for a period of one year pre
the first publication of the copy of advertisement; and affiant further says th
he/she has neither paid nor promised any person, firm or corporation any di
bate, commission or refund for the purpose of securing the advertisement for
publication in the said newspaper.

Sworn to and subscribed before me this _____ day of _____

by _____ who is personally known to me
or who has produced as identification

[Signature]
(Signature of Notary Public)

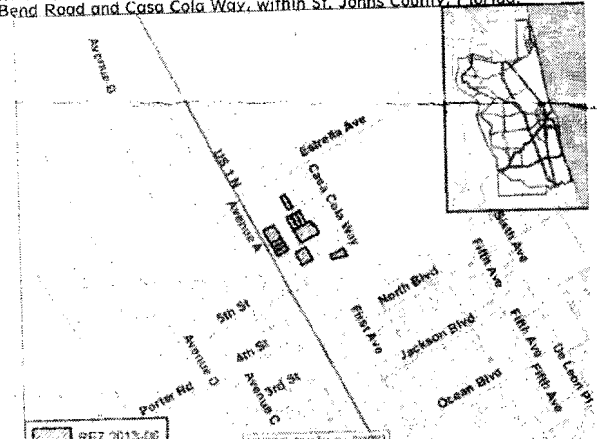
[Seal]
(Seal)

NOTICE OF A PROPOSED REZONING

NOTICE IS HEREBY GIVEN that a public hearing will be held on Tuesday, January 21, 2014 at 9:00 a.m. by the St. Johns County Board of County Commissioners, in the County Auditorium, County Administration Building, 500 San Sebastian View, St. Augustine, Florida, to consider a request to rezone from Single Family Residential-3 and Commercial General to Airport Development.

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF RESIDENTIAL, SINGLE FAMILY (RS-3) AND COMMERCIAL GENERAL (CG) TO AIRPORT DEVELOPMENT (AD); MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

The subject property is located at off US 1 North, Araquay Avenue, Indian Bend Road and Casa Cola Way, within St. Johns County, Florida.



This file is maintained in the Planning & Zoning Section of the Growth Management Department, at the Permit Center, 4040 Lewis Speedway, St. Augustine, Florida, and may be examined by interested parties prior to said public hearing.

Interested parties may appear at the meeting and be heard with respect to the proposed request.

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, 500 San Sebastian View, 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 or she 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 in compliance with Resolution 95-126, to properly noticed public hearings or to written communication care of St. Johns County Planning & Zoning Section, 4040 Lewis Speedway, St. Augustine, Florida, 32084.

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
JOHN H. MORRIS, CHAIR
FILE NUMBER: REZ 2013-06 Airport Authority
L039-14 Jan 6, 2014



FLORIDA DEPARTMENT *of* STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

January 27, 2014

Ms. Cheryl Strickland
Secretary
St. Johns County
500 San Sebastian View
St. Augustine, Florida 32084

Attention: Ms. Yvonne King, Deputy Clerk

Dear Ms. Strickland:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Ordinance No. 2014-1, which was filed in this office on January 27, 2014.

Sincerely,

Liz Cloud
Program Administrator

LC/elr

2014 JAN 27 PM 2:57
SECTION