

ORDINANCE NUMBER: 2014- 7

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 RESIDENTIAL, SINGLE FAMILY (RS-2); MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

Public Records of  
St. Johns County, FL  
Clerk # 2014015725,  
O.R. 3858 PG 703-705  
03/20/2014 at 11:39 AM,  
REC. \$13.00 SUR. \$14.00

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 11, 2013 in addition to supporting documents and statements from the applicant **which are a part of Zoning File REZ 2013-09 Enclave at Palm Valley**, 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 **Residential, Single Family (RS-2)** 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 **Residential, Single Family (RS-2)** is consistent with the St. Johns County Land Development Code.
4. The zone district of **Residential, Single Family (RS-2)** is consistent with the land uses allowed in the land use designation of Residential-A and Residential-B as depicted on the 2025 Future Land Use Map.

**SECTION 2.** Pursuant to this application File Number REZ 2013-09 the zoning classification of the lands

described within the attached legal description, Exhibit "A",

**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.

**PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 13<sup>th</sup> DAY OF February 2014.**

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

BY: [Signature]

**John H. Morris, Chair**

RENDITION DATE 02-20-14

**ATTEST: CHERYL STRICKLAND, CLERK**

BY: [Signature]  
**Deputy Clerk**

**EFFECTIVE DATE: 02-27-14**



**EXHIBIT A**  
**Legal Description**  
**Enclave at Palm Valley Rezoning**

Tract 10 as shown on Map of Palm Valley Gardens Unit 1 as recorded in Map Book 5, page 58, of the public records of St. Johns County, Florida, excepting therefrom that portion described as follows:

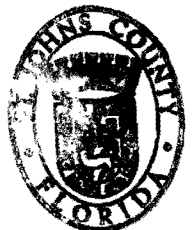
Begin at the Northwest corner of said Tract 10, thence North 77 degrees 51' 00" East along the North line of said Tract 10, 200.00 feet to a point; thence South 12 degrees 09' 00" East, 80.00 feet to a point; thence South 77 degrees 51' 00" West, 200.00 feet to the West line of Tract 10; thence North 12 degrees 09' 00" West, 80.00 feet to the point of beginning.

and

Lots 19 and 20, PALM VALLEY GARDENS UNIT 5, according to the plat thereof recorded in Map Book 5, Page 72, of the public records of St. Johns County, Florida.

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 19<sup>th</sup> DAY OF March 20 14  
CHERYL STRICKLAND, CLERK  
Ex-Officio Clerk of the Board of County Commissioners

BY: Lynne King D.C.



NOTICE OF A PROPOSED REZONING

NOTICE IS HEREBY GIVEN that a public hearing will be held on Thursday, January 23, 2014 at 1:30 p.m. by the St. Johns County Planning and Zoning Agency and Tuesday, February 18, 2014 at 9:00 a.m. before the Board of County Commissioners in the County Auditorium, County Administration Building, 500 San Sebastian View, St. Augustine, Florida, to consider a request to rezone 9.6 acres from Open Rural (OR) to Residential Single Family (RS-2).

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The subject property is located between Roscoe Boulevard and Wilderness Trail in Palm Valley, 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.

PLANNING AND ZONING AGENCY BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA ST. JOHNS COUNTY, FLORIDA  
BRAD NELSON, CHAIR JOHN H. MORRIS, CHAIR  
FILE NUMBER: REZ 2013-09 Enclave at Palm Valley  
L008-14 Jan 8, 2014

KAREN M TAYLOR  
ATTN LAND PLANNER  
77 SARAGOSSA ST  
SAINT AUGUSTINE FL 32084

Ref.#: L008-14  
P.O.#: ENCLAVEPV

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

STATE OF FLORIDA,  
COUNTY OF ST. JOHNS

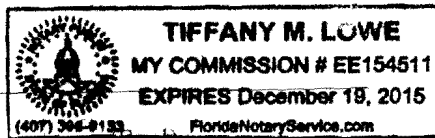
Before the undersigned authority personally appeared SHAWNE' H ORU who on oath says that he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a NOTICE OF REZONING In the matter of REZ 2013-09 - ENCLAVE AT PALM VALLEY was published in said newspaper on 01/08/2014

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 has been continuously published in said St. Johns County, Florida each day and has been entered as second class mail matter at the post office City of St. Augustine, in said St. Johns County, for a period of one year prior to the first publication of the copy of advertisement; and affiant further says that he/she 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 \_\_\_\_\_ day of \_\_\_\_\_ JAN 08 2014

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

*Tiffany M. Lowe*  
(Signature of Notary Public)





## FLORIDA DEPARTMENT *of* STATE

**RICK SCOTT**  
Governor

**KEN DETZNER**  
Secretary of State

February 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. 2014-7, which was filed in this office on February 27, 2014.

Sincerely,

Liz Cloud  
Program Administrator

LC/elr

2014 FEB 27 PM 12: 37  
OFFICE OF THE SECRETARY OF STATE  
TALLAHASSEE, FLORIDA