

ORDINANCE NUMBER: 2015-40

Public Records of St. Johns County, FL  
Clerk number: 2015038436  
BK: 4046 PG: 336  
6/23/2015 9:53 AM  
Recording \$27.00

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF INDUSTRIAL WAREHOUSE (IW) WITH CONDITIONS TO INDUSTRIAL WAREHOUSE (IW); 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 March 11, 2015 in addition to supporting documents and statements from the applicant which are a part of Zoning File REZ 2015-06 Dobbs Road Warehouse, 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 **Industrial Warehouse (IW)** 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 **Industrial Warehouse (IW)** is consistent with the St. Johns County Land Development Code.
4. The zone district of **Industrial Warehouse (IW)** is consistent with the land uses allowed in the land use designation of Public as depicted on the 2025 Future Land Use Map.

**SECTION 2.** Pursuant to this application File Number REZ 2015-06 the zoning classification of the lands described within the attached legal description, Exhibit "A",

**is hereby changed to Industrial Warehouse (IW)**

**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. Notwithstanding any provision of this ordinance, no portion of any use restriction, title conditions, restriction or covenant shall be deemed waived or varied by any provision herein.

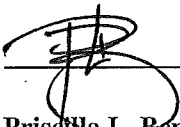
**SECTION 4.** This Ordinance shall take effect upon receipt by the Secretary of State.

**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 110th DAY OF June 2015.**

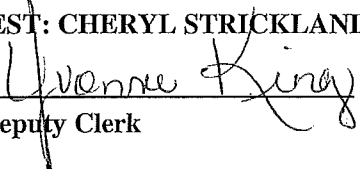
**BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA**

BY:  \_\_\_\_\_

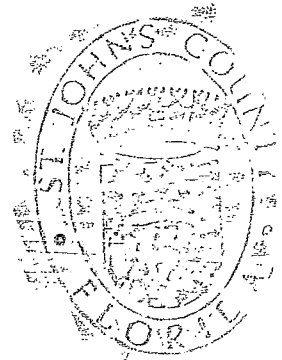
Priscilla L. Bennett, Chair

RENDITION DATE June 17, 2015

ATTEST: **CHERYL STRICKLAND, CLERK**

BY:  \_\_\_\_\_  
Deputy Clerk

EFFECTIVE DATE: June 19, 2015



FILE: 25915

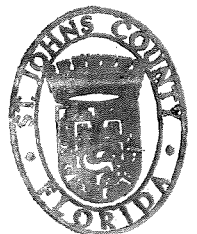
EXHIBIT "A"

A Portion of the East 1/2 of Tract 11, of Unit 2 of ST. AUGUSTINE HEIGHTS SUBDIVISION as recorded in Map Book 10, Page 28, of the public records of St. Johns County, Florida lying East of Dobbs Road, and that portion of vacated Kings Road as recorded in Official Records Book 379, Page 434 and Official Records Book 366, Page 748, of the public records of St. Johns County, Florida and also with that portion of Section 36, Township 7 South, Range 29 East, lying East of Tract 11, Unit 2, ST. AUGUSTINE HEIGHTS SUBDIVISION as recorded in Map Book 10, Page 28, of the public records of St. Johns County, Florida and lying West of the West Right of Way line of the Florida East Coast Railroad and being more particularly described as follows:

Begin at the intersection of the South line of Tract 11, Unit 2 ST. AUGUSTINE HEIGHTS SUBDIVISION and the East right of way line of Dobbs Road (a 60.00 foot right of way); thence North 00 degrees 37 minutes 00 seconds West, along the East right of way line of Dobbs Road 431.95 feet to the Southwest corner of lands described in Official Records Book 1085, Page 820, of the public records of said County; thence North 89 degrees 23 minutes 00 seconds East along the South line of said Official Records Book 1085, Page 820, 435.61 feet to the West right of way line of said Florida East Coast Railroad; thence South 03 degrees 34 minutes 43 seconds East, along said West right of way line 432.00 feet to the North line of lands described in Official Records Book 366, Page 750, public records of said County; thence South 89 degrees 19 minutes 03 seconds West along the North line of lands described in Official Records Book 366, Page 750 of the public records of said County, and the North line of Lot 30, Unit 2 ST. AUGUSTINE HEIGHTS SUBDIVISION as recorded in Map Book 10, Page 28, of the public records of said County, 457.93 feet TO THE POINT OF BEGINNING.

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 22nd DAY OF June 20 15  
CHERYL STRICKLAND, CLERK  
Ex-Officio Clerk of the Board of County Commissioners

BY: L. Wanda King D.C.



# THE ST. AUGUSTINE RECORD

GARY DAVENPORT  
5378 4TH ST  
SAINT AUGUSTINE FL 32080

Ref.#: L1572-15  
P.O.#: HG JUN 16

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 **NICOLE CORRIVEAU**

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 2015-06 DOBBS RD - HEARING JUNE 16, 2015**

was published in said newspaper on **06/04/2015**

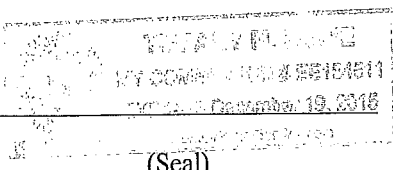
Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in said St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida, each day and has been entered as second class mail matter at the post office 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/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 JUN 04 2015

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

[Signature]

(Signature of Notary Public)



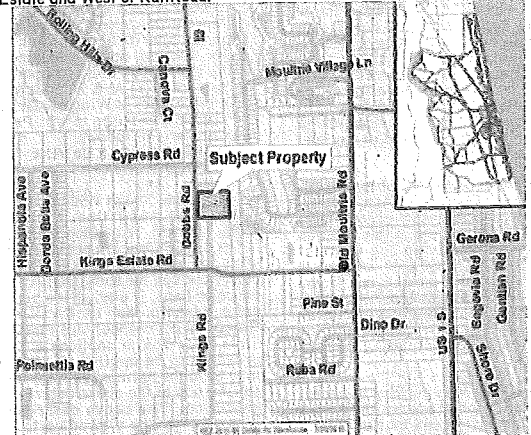
(Seal)

## NOTICE OF A PROPOSED REZONING

**NOTICE IS HEREBY GIVEN** that a public hearing will be held on 6/16/2015 at 9:00 a.m. by Board of County Commissioners in the County Auditorium, located in the County Administration Building at 500 San Sebastian View, St. Augustine, Florida 32084 to consider a Rezone from Industrial Warehouse (IW) with conditions to Industrial Warehouse (IW) in order to remove the existing conditions on the property; specifically located at Dobbs Road and Marshall Circle.

**AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA REZONING LANDS AS DESCRIBER HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF INDUSTRIAL WAREHOUSE (IW) WITH CONDITIONS TO INDUSTRIAL WAREHOUSE (IW); MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.**

The subject property is located on the East side of Dobbs Rd, North of Kings Estate and West of Railroad.



This file and the proposed ordinance are maintained in the Planning and Zoning Section of the Growth Management Department located at the St. Johns County Permit Center, 4040 Lewis Speedway, St. Augustine, Florida 32084 and may be inspected by interested parties prior to said public hearing. Items not heard by 6 pm shall automatically be continued until 9 am the following day, unless otherwise directed by the Board.

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

If a person decides to appeal any decision made with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

This matter is subject to court imposed quasi-judicial rules of procedure. 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 SJC Planning and Zoning Section, 4040 Lewis Speedway, St. Augustine, Florida, 32084.

**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 Sebastian View, St. Augustine, Florida, 32084. Hearing impaired persons, call Florida Relay Service (1 800 955 8770), no later than 5 days prior to the meetings.

BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA  
PRISCILLA L. BENNETT, CHAIR  
FILE NUMBER: REZ-2015000006  
PROJECT NAME: Dobbs Rd Warehouse  
L1572-15 Jun 4, 2015



## FLORIDA DEPARTMENT *of* STATE

**RICK SCOTT**  
Governor

**KEN DETZNER**  
Secretary of State

June 19, 2015

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 St. Johns Ordinance No. 2015-40, which was filed in this office on June 19, 2015.

Sincerely,

Ernest L. Reddick  
Program Administrator

ELR/lb

2015 JUN 22 AM 7:47  
CLERK OF SUPERIOR COURT  
ST. JOHNS COUNTY, FL

FILED