

ORDINANCE NUMBER: 2016- 6

Public Records of St. Johns County, FL  
Clerk number: 2016011391  
BK: 4154 PG: 49  
2/25/2016 2:20 PM  
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 OPEN RURAL (OR) TO PUBLIC SERVICE (PS); 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 October 30, 2015 in addition to supporting documents and statements from the applicant **which are a part of Zoning File REZ 2015-20 Anastasia Mosquito Control District**, 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 **Public Service (PS)** 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 **Public Service (PS)** is consistent with the St. Johns County Land Development Code.
4. The zone district of **Public Service (PS)** 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 2015-20** the zoning classification of the lands described within the attached legal description, Exhibit "A",

**is hereby changed to Public Service (PS).**

**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 16<sup>th</sup> DAY OF February 2016.**

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

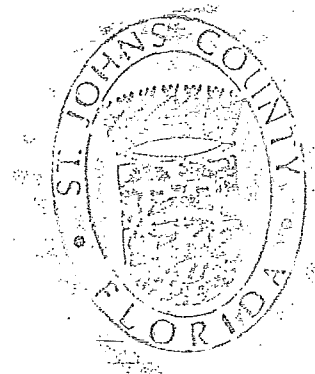
BY: Jeb S. Smith  
**JEB S. SMITH, Chair**

RENDITION DATE February 18, 2016

**ATTEST: HUNTER S. CONRAD, CLERK**

BY: Hunter S. Conrad  
**Deputy Clerk**

**EFFECTIVE DATE: February 24, 2016**



# EXHIBIT A

## ANASTASIA MOSQUITO CONTROL DISTRICT SITE SOUTH PARCEL

A PARCEL OF LAND IN SECTION 18, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST JOHNS COUNTY, FLORIDA, BEING A PART OF THAT LAND DESCRIBED IN OFFICIAL RECORDS 2574, PAGE 1558 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF INTERSTATE HIGHWAY 95 (STATION 8240 + 37.94 CENTERLINE SURVEY I-95) WITH THE CENTERLINE OF STATE ROAD NO. 16, THENCE SOUTH 14°38'28" EAST ALONG SAID CENTERLINE OF INTERSTATE HIGHWAY 95, A DISTANCE OF 3,915.71 FEET; THENCE SOUTH 75°21'32" WEST, A DISTANCE OF 150.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID INTERSTATE HIGHWAY 95; THENCE NORTH 73°59'08" WEST, A DISTANCE OF 186.00 FEET TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS 615, PAGE 366 OF SAID PUBLIC RECORDS AND THE WESTERLY RIGHT OF WAY LINE OF AGRICULTURAL CENTER DRIVE AS DESCRIBED IN OFFICIAL RECORDS 732, PAGE 437 OF SAID PUBLIC RECORDS; THENCE SOUTH 14°37'05" EAST, ALONG THE WESTERLY RIGHT OF WAY OF SAID AGRICULTURAL CENTER DRIVE, A DISTANCE 1,236.79 FEET; THENCE NORTH 73°58'31" WEST, ALONG THE SOUTH LINE OF SAID OFFICIAL RECORDS 615, PAGE 366, A DISTANCE OF 1,358.59 FEET TO THE WEST LINE OF 60 FOOT STRIP AS DESCRIBED IN OFFICIAL RECORDS 2764, PAGE 252 OF SAID PUBLIC RECORDS; THENCE SOUTH 04°50'23" EAST, ALONG THE WEST LINE OF THAT LAND DESCRIBED IN OFFICIAL RECORDS 3038, PAGE 912 OF SAID PUBLIC RECORDS, THE SAME BEING THE EAST LINE OF THAT AFOREMENTIONED LAND DESCRIBED IN OFFICIAL RECORDS 2574, PAGE 1558, A DISTANCE OF 1011.63 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 04°50'23" EAST, ALONG SAID LINE, A DISTANCE OF 482.65 FEET; THENCE SOUTH 76°22'30" WEST, ALONG THE SOUTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS 2574, PAGE 1558, A DISTANCE OF 578.96 FEET; THENCE NORTHERLY, ALONG THE WESTERLY LINE OF SAID LANDS, THE FOLLOWING FOUR COURSES: NORTH 11°27'51" WEST A DISTANCE OF 133.33 FEET; NORTH 01°14'15" WEST A DISTANCE OF 385.73 FEET; NORTH 10°51'49" WEST A DISTANCE OF 115.26 FEET; AND NORTH 15°37'46" WEST A DISTANCE OF 173.93 FEET; THENCE SOUTH 73°58'06" EAST A DISTANCE OF 650.65 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.47 ACRES, MORE OR LESS.

I HEREBY CERTIFY THAT THIS DOCUMENT  
IS A TRUE AND CORRECT COPY AS APPEARS  
ON RECORD IN ST. JOHNS COUNTY, FLORIDA  
WITNES MY HAND AND OFFICIAL SEAL  
THIS 24<sup>th</sup> DAY OF February 20 16  
ST. JOHNS COUNTY CLERK OF COURT  
Ex-Officio Clerk of the Board of County Commissioners



BY: Ywanne King D.C.

# The St. Augustine Record

COPY

PUBLISHED FOUR TIMES - FEBRUARY 01, 2016  
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 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 PROPOSED REZONING**

In/the matter of **REZ-2015-20, ANASTASIA MOSQUITO CONTROL DISTRICT**

was published in said newspaper on **FEBRUARY 1, 2016**

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.

*Nicole Corriveau*  
NICOLE CORRIVEAU

Sworn to and subscribed before me this 24th day of February, 2016.

by NICOLE CORRIVEAU who is personally known to me  
or who has produced PERSONALLY KNOWN identification

*[Signature]*  
(Signature of Notary Public)



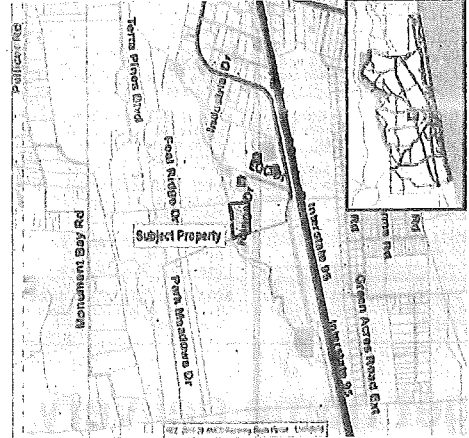
(Seal)

## NOTICE OF A PROPOSED REZONING

NOTICE IS HEREBY GIVEN that the St. Johns County Board of County Commissioners on Tuesday, 2/16/2016 at 9:00 a.m., will each hold public hearings in the County Auditorium, located in the County Administration Building at 500 San Sebastian View, St. Augustine, Florida 32084 to consider a request to rezone from Open Rural (OR) to Public Service (PS).

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 PUBLIC SERVICE (PS); MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

The subject property is 120 EOC Drive. See attached map (Exhibit A). 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 3 days prior to the meeting.

BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA  
JEB S. SMITH, CHAIR

FILE NUMBER: REZ-2015000020, AMCD Rezoning, South Parcel  
L280-16 Feb 1, 2016



## FLORIDA DEPARTMENT *of* STATE

**RICK SCOTT**  
Governor

**KEN DETZNER**  
Secretary of State

February 24, 2016

Honorable Hunter S. Conrad  
Clerk of Court  
St. Johns County  
500 San Sebastian View  
St. Augustine, Florida 32084

Attention: Ms. Yvonne King, Deputy Clerk

Dear Mr. Conrad:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of St. Johns Ordinance No. 2016-6, which was filed in this office on February 24, 2016.

Sincerely,

Ernest L. Reddick  
Program Administrator

ELR/lb

FILED *February 24, 2016*  
ST. JOHNS COUNTY  
CLERK OF COURT  
BY: *Yvonne King*  
DEPUTY CLERK