

ORDINANCE NUMBER: 2016- 61

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF RESIDENTIAL, MANUFACTURED/MOBILE HOME OR SINGLE FAMILY (RMH-S) TO INDUSTRIAL WAREHOUSING (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 June 27, 2016 in addition to supporting documents and statements from the applicant which are a part of Zoning File REZ 2016-07, 1600 Northwood Drive, 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 WAREHOUSING (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 WAREHOUSING (IW)** is consistent with the St. Johns County Land Development Code.
4. The zone district of **INDUSTRIAL WAREHOUSING (IW)** is consistent with the land uses allowed

in the land use designation of Industrial (I) as depicted on the 2025 Future Land Use Map.

SECTION 2. Pursuant to this application **File Number REZ 2016-07** the zoning classification of the lands described within the attached legal description, Exhibit "A";

is hereby changed to INDUSTRIAL WAREHOUSING (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 15th DAY OF November 2016.

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

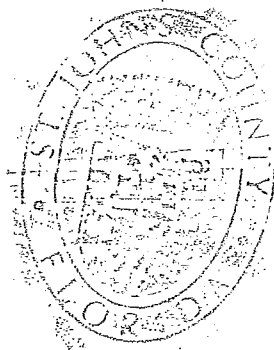
BY: [Signature]
JEB S. SMITH, Chair

REVISION DATE November 17, 2016

ATTEST: HUNTER S. CONRAD, CLERK

BY: [Signature]
Deputy Clerk

EFFECTIVE DATE: December 29, 2016



BK: 4131 PG: 569

Exhibit A

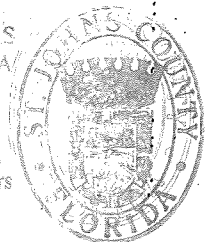
A PARCEL OF LAND LOCATED IN SECTION 23, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 23, BEING ALSO THE SOUTHWEST CORNER OF GOVERNMENT LOT 3, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE RUN NORTH 00 DEGREES 11 MINUTES 00 SECONDS WEST, ALONG THE WEST LINE OF SAID SECTION 23 AND GOVERNMENT LOT 3, 550.91 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 89 DEGREES 49 MINUTES 00 SECONDS EAST, 270.00 FEET; THENCE RUN NORTH 00 DEGREES 11 MINUTES 00 SECONDS WEST, 317.92 FEET; THENCE BY CURVE TO THE RIGHT WITH A RADIUS OF 40 FEET, RUN NORTH 12 DEGREES 23 MINUTES 15 SECONDS EAST, 17.41 FEET (BEING THE CHORD BEARING AND DISTANCE); THENCE RUN NORTH 65 DEGREES 02 MINUTES 20 SECONDS WEST, 301.02 FEET TO THE SOUTHERLY RIGHT OF WAY OF THE FLORIDA EAST COAST RAILROAD; THENCE RUN SOUTH 00 DEGREES 11 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 23 AND GOVERNMENT LOT 3, 463.71 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE EASTERLY SIXTY FEET (60') THEREOF CONVEYED TO ST. JOHNS COUNTY BY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 830, PAGE 856, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; AND TOGETHER WITH THAT CERTAIN EASEMENT OF A WIDTH OF SIXTY FEET (60') CONVEYED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 694, PAGE 1967, OF SAID PUBLIC RECORDS.

Handwritten signature: S.Y. L.Y.

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 4th DAY OF January 20 17. ST. JOHNS COUNTY CLERK OF COURT Ex-Officio Clerk of the Board of County Commissioners



BY: Juanne Kuraj S.C.

1516041112 - # 1540930 v1

THE ST. AUGUSTINE RECORD

GULF STREAM DESIGN
404 SHORE DRIVE
SAINT AUGUSTINE FL 32086

Ref.#: 16919737D
P.O.#:

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 HEARING**
In the matter of **REZ 2016-07 NORTHWOOD - REZ 2016-07 NORTHWOOD**
was published in said newspaper on **09/16/2016**

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 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.

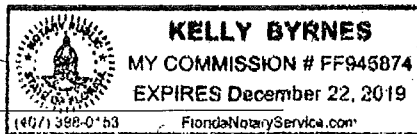
SEP 16 2016

Sworn to and subscribed before me this _____ day of _____

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

Kelly Byrnes

(Signature of Notary Public)



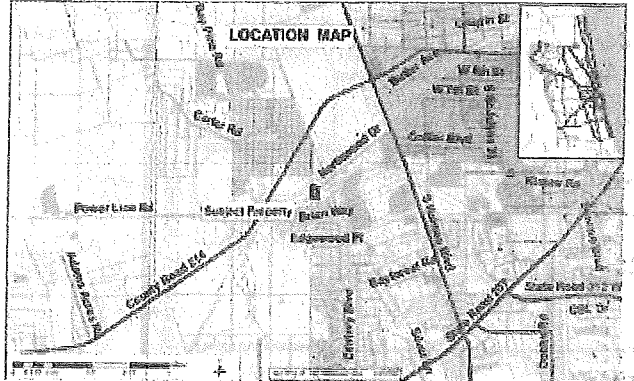
(Seal)

NOTICE OF A PROPOSED REZONING

NOTICE IS HEREBY GIVEN that a public hearing will be held on 10/6/2016 at 1:30 pm before the PZA Board in the St. Johns County Auditorium located at 500 San Sebastian View, St. Augustine, Florida and on 11/15/2016 at 9:00 am before the BCC Board in the St. Johns County Auditorium located at 500 San Sebastian View, St. Augustine, Florida to consider a Request to rezone 1.99 acres from Residential, Manufactured/Mobile Home or Single Family (RMH(S)) to Industrial, Warehousing (IW).

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF RESIDENTIAL, MANUFACTURED/MOBILE HOME OR SINGLE FAMILY (RMH-S) TO INDUSTRIAL WAREHOUSING (IW); MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

The subject property is 1600 Northwood Drive, St. Augustine, FL 32084. 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 5 days prior to the meeting.

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

PLANNING AND ZONING AGENCY
ST. JOHNS COUNTY, FLORIDA
JEFF MARTIN, CHAIR
FILE NUMBER: REZ-2016000007
PROJECT NAME: 1600 Northwood Drive

16919737D September 16, 2016



FLORIDA DEPARTMENT of STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

November 18, 2016

FILED Nov. 18, 2016
ST. JOHNS COUNTY
CLERK OF COURT

BY: Yvonne King
DEPUTY CLERK

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

Attention: Ms. Yvonne King

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. 2016-61, which was filed in this office on November 18, 2016.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb