

ORDINANCE NUMBER: 2022 - 17

Public Records of St. Johns County, FL
Clerk number: 2022030913
BK: 5522 PG: 184
3/24/2022 8:17 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, WAREHOUSING (IW) WITH CONDITIONS TO COMMERCIAL, WAREHOUSE (CW); 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 28, 2021 in addition to supporting documents and statements from the applicant, which are a part of Zoning File REZ 2021-36 205 Commercial 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 **Commercial, Warehouse (CW)** 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 **Commercial, Warehouse (CW)** is consistent with the St. Johns County Land Development Code.
4. The zone district of **Commercial, Warehouse (CW)** is consistent with the land uses allowed in the land use designation of Mixed Use District (MD) as depicted on the 2025 Future Land Use Map.

SECTION 2. Pursuant to this application **File Number REZ 2021-36** the zoning classification of the lands described within the attached legal description, Exhibit "A",

is hereby changed to Commercial, Warehouse (CW)

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. It is the intent of the St. Johns County Board of County Commissioners that scrivener and typographic errors which do not change the tone or tenor of this Ordinance may be corrected during codification and may be authorized by the County Administrator or designee, without public hearing, by filing a corrected or recodified copy of the same with the Clerk of the Board.

SECTION 6. 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 7. 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 March 2022.

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

BY: _____

HENRY DEAN, CHAIR

Rendition Date MAR 17 2022

**ATTEST: BRANDON J. PATTY, CLERK
OF THE CIRCUIT COURT &
COMPTROLLER**

BY: _____

Deputy Clerk



EFFECTIVE DATE: _____

MAR 18 2022

EXHIBIT A
LEGAL DESCRIPTION/SURVEY
205 COMMERCIAL DRIVE REZONING

PARCEL A

A PARCEL OF LAND IN SECTION 7, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF INTERSTATE ROUTE 95 WITH THE CENTERLINE OF STATE ROAD NO. 208; THENCE NORTH 73°56'00" WEST, ON SAID CENTERLINE OF STATE ROAD NO. 208, A DISTANCE OF 1466.66 FEET; THENCE SOUTH 16°04'00" WEST, ON THE CENTERLINE OF AGRICULTURAL DRIVE, A 100 FOOT WIDTH RIGHT OF WAY 1267.90 FEET; THENCE SOUTH 73°52'06" EAST 50.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SAID AGRICULTURAL CENTER DRIVE, THENCE CONTINUING SOUTH 73°52'06" EAST, ON THE SOUTHERLY RIGHT OF WAY LINE OF COMMERCIAL DRIVE 545.88 FEET, TO AN ANGLE POINT IN SAID RIGHT OF WAY LINE; THENCE NORTH 16°07'49" EAST, 7.88 FEET TO A POINT ON SAID RIGHT OF WAY LINE, THENCE CONTINUING ON SAID RIGHT OF WAY LINE, SOUTH 73°52'07" EAST, 234.24 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ON SAID RIGHT OF WAY LINE SOUTH 73°52'06" EAST 469.53 FEET; THENCE SOUTH 16°07'54" WEST, 555.91 FEET; THENCE NORTH 74°02'55" WEST, 469.53 FEET; THENCE NORTH 16°07'54" EAST 557.38 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH BUT SUBJECT TO A DRAINAGE EASEMENT RETAINED BY SELLER ON THE FOLLOWING DESCRIBED PROPERTY:

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

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF INTERSTATE ROUTE 95 WITH THE CENTERLINE OF STATE ROAD NO. 208; THENCE SOUTH 14°35'20" EAST, ON SAID CENTERLINE OF INTERSTATE ROUTE 95, A 300 FOOT WIDTH RIGHT OF WAY, 1117.49 FEET; THENCE; SOUTH 75°24'40" WEST, 150.00 FEET TO THE POINT OF INTERSECTION OF THE WEST RIGHT OF WAY LINE OF SAID INTERSTATE ROUTE WITH THE RIGHT OF WAY LINE OF THE SOUTH BOUND RAMP OF SAID INTERSTATE ROUTE; THENCE SOUTH 14°35'20" EAST ON SAID WEST RIGHT OF WAY LINE OF SAID INTERSTATE ROUTE 913.98 FEET; THENCE SOUTH 75°24'40" WEST 60.00 FEET; THENCE NORTH 74°02'35" WEST, ON THE SOUTH LINE OF A 40 FOOT DRAINAGE EASEMENT 1023.94 FEET; THENCE NORTH 16°07'54" EAST 20.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 74°02'55" WEST 469.53 FEET; THENCE NORTH 16°07'54" EAST, 20.00 FEET; THENCE SOUTH 74°02'55" EAST, 469.53 FEET; THENCE SOUTH 16°07'54" WEST, 20.00 FEET TO THE POINT OF BEGINNING.

PARCEL B (LOT 17, INTERSTATE COMMERCE PARK)

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

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF INTERSTATE ROUTE 95 WITH THE CENTERLINE OF STATE ROAD NO. 208; THENCE NORTH 73°56'00" WEST, ON SAID CENTERLINE OF STATE ROAD NO. 208, A DISTANCE OF 1,466.66 FEET; THENCE SOUTH 16°04'00" WEST ON THE CENTERLINE OF AGRICULTURAL CENTER DRIVE, A 100 FOOT WIDTH RIGHT OF WAY, 1,267.90 FEET; THENCE SOUTH 73°52'06" EAST, 50.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SAID AGRICULTURAL CENTER DRIVE; THENCE CONTINUING SOUTH 73°52'06" EAST, ON THE SOUTHERLY RIGHT OF WAY LINE OF COMMERCIAL DRIVE, 545.88 FEET TO THE POINT OF BEGINNING AT AN ANGLE POINT IN SAID RIGHT OF WAY LINE; THENCE NORTH 16°07'49" EAST, 7.88 FEET TO A POINT ON SAID RIGHT OF WAY LINE; THENCE CONTINUING ON SAID RIGHT OF WAY LINE, SOUTH 73°52'07" EAST, 234.24 FEET; THENCE SOUTH 16°07'54" WEST, 557.38 FEET; THENCE NORTH 74°02'35" WEST, 234.24 FEET; THENCE NORTH 16°07'54" EAST, 550.24 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO THE FOLLOWING DESCRIPTION OF DRAINAGE EASEMENT:

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

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF INTERSTATE ROUTE 95 WITH THE CENTERLINE OF STATE ROAD NO. 208; THENCE SOUTH 14°35'20" EAST, ON SAID CENTERLINE OF INTERSTATE ROUTE 95, A 300 FOOT WIDTH RIGHT OF WAY, 1,117.49 FEET; THENCE SOUTH 75°24'40" WEST, 150.00 FEET TO THE POINT OF INTERSECTION OF THE WEST RIGHT OF WAY LINE OF INTERSTATE ROUTE 95 WITH THE RIGHT OF WAY LINE OF THE SOUTH BOUND RAMP OF SAID INTERSTATE ROUTE; THENCE SOUTH 14°35'20" EAST, ON SAID WEST RIGHT OF WAY LINE OF INTERSTATE ROUTE 95, 915.98 FEET; THENCE SOUTH 75°24'40" WEST, 60.00 FEET; THENCE NORTH 74°02'35" WEST ON THE SOUTH LINE OF A 40.00 FOOT DRAINAGE EASEMENT, 1,493.47 FEET; THENCE NORTH 16°07'54" EAST, 20.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 74°02'35" WEST, 34.88 FEET; THENCE SOUTH 17°02'38" WEST, 2.50 FEET; THENCE NORTH 74°02'35" WEST, 199.32 FEET; THENCE NORTH 16°07'54" EAST, 22.50 FEET; THENCE SOUTH 74°02'35" EAST, 234.24 FEET; THENCE SOUTH 16°07'54" WEST, 20.00 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

23rd DAY OF March 2022

ST. JOHNS COUNTY CLERK OF COURT

Ex-Officio Clerk of the Board of County Commissioners



THE ST. AUGUSTINE RECORD
Affidavit of Publication

KAREN M TAYLOR
77 SARAGOSSA ST

SAINT AUGUSTINE, FL 32084

ACCT: 15637
AD# 0003394976-01

PO#

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

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says 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 SA Legal Classified in the matter of REZ 2021-36 was published in said newspaper in the issue dated 01/07/2022.

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in 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, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

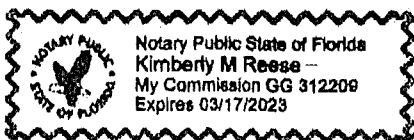
Sworn to (or affirmed) and subscribed before me by means of

physical presence or
 online notarization

this _____ day of JAN 07 2022

by *[Signature]* who is personally known to
me or who has produced as identification

[Signature]
(Signature of Notary Public)



NOTICE OF A PROPOSED REZONING

NOTICE IS HEREBY GIVEN that a public hearing will be held on **2/3/2022 at 1:30 pm** before the **Planning and Zoning Agency** in the St. Johns County Auditorium located at 500 San Sebastian View, St. Augustine, Florida and on **3/15/2022 at 9:00 am** before the **Board of County Commissioners** in the St. Johns County Auditorium located at 500 San Sebastian View, St. Augustine, Florida to consider a request to rezone approximately nine (9) acres of land from Industrial Warehousing (IW) with Conditions to Commercial Warehouse (CW) to allow for boat sales and service.

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

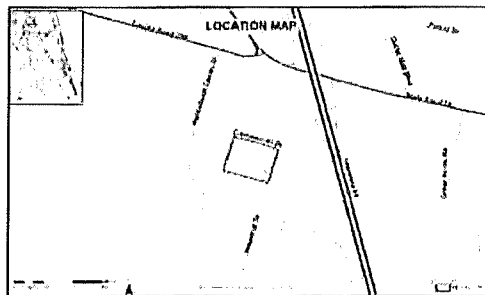
The subject property is at **205 Commercial Drive**. See attached map (Exhibit A). This file and the proposed ordinance are maintained in the Planning and Zoning Section of the Growth Management Department located at the St. Johns County Permit Center, 4040 Lewis Speedway, St. Augustine, Florida 32084 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 (18009558770), no later than 5 days prior to the meeting.



PLANNING AND ZONING AGENCY
ST. JOHNS COUNTY, FLORIDA
GREG MATOVINA, CHAIR
FILE NUMBER: REZ-2021-36
PROJECT NAME: 205 Commercial Drive

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
HENRY DEAN, CHAIR

ED-0003394076-01



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

March 18, 2022

Honorable Brandon Patty
Clerk of Courts
St. Johns County
500 San Sebastian View
St. Augustine, Florida 32084

Attention: Robin Platt

Dear Mr. Patty:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of St. Johns Ordinance No. 2022-17, which was filed in this office on March 18, 2022.

Sincerely,

Anya Owens
Program Administrator

AO/lb

FILED **MAR 18 2022**
St. Johns County
Clerk of Court

By: 
Deputy Clerk