

ORDINANCE NUMBER: 2023 - 17

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 INDUSTRIAL WAREHOUSING (IW) WITH CONDITIONS; MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

Public Records of St. Johns County, FL
Clerk number: 2023066258
BK: 5812 PG: 1732
8/21/2023 3:58 PM
Recording \$27.00

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 November 3, 2022 in addition to supporting documents and statements from the applicant, **which are a part of Zoning File REZ 2022-28 Douglas Business Park LLC**, 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) with conditions** 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) with conditions** is consistent with Part 2.02.00 of the St. Johns County Land Development Code.
4. The zoning district of **Industrial Warehousing (IW) with conditions** is consistent with the land uses allowed in the land use designation of **Mixed-Use District** as described in Policy A.1.11.1(p) of the 2025 St. Johns County Comprehensive Plan and as depicted on the 2025 Future Land Use Map.

SECTION 2. Pursuant to this application **File Number REZ 2022-28** the zoning classification of the lands described within the attached legal description, Exhibit "A",

is hereby changed to Industrial Warehousing (IW) with conditions.

SECTION 3. Development of the lands shall be subject to the following condition(s):

1. A six (6) foot block wall will be extended on the southern boundary.

SECTION 4. 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 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.

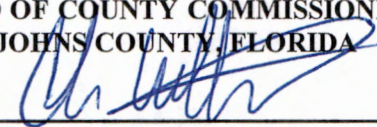
SECTION 6. This Ordinance shall take effect upon receipt by the Secretary of State.

SECTION 7. 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 8. Upon the effective date of this Ordinance, the zoning classification shall be recorded on the Zoning Atlas.

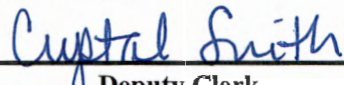
PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA THIS 16th DAY OF May 2023.

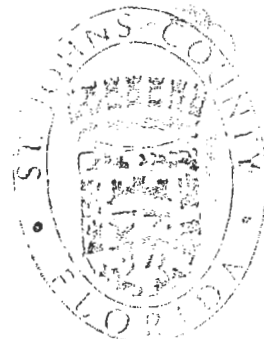
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

BY: 
CHRISTIAN WHITEHURST, CHAIR

Rendition Date MAY 18 2023

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

BY: 
Deputy Clerk



MAY 18 2023

EFFECTIVE DATE: _____

Exhibit A

Legal Description

A PARCEL OF LAND BEING PART OF LOT 22, F.N. HOLMES SUBDIVISION AS RECORDED IN MAP BOOK 2, PAGE 36 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE LAKES SUBDIVISION AS RECORDED IN MAP BOOK 13, PAGES 83 AND 84 OF SAID PUBLIC RECORDS; THENCE NORTH 18 DEGREES 57 MINUTES 05 SECONDS WEST ALONG THE EAST RIGHT-OF-WAY LINE OF HOLMES BOULEVARD (A 50 FOOT RIGHT-OF-WAY) AND THE WEST LINE OF SAID LOT 22 FOR A DISTANCE OF 100.50 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE RUN NORTH 71 DEGREES 02 MINUTES 55 SECONDS EAST, FOR A DISTANCE OF 306.72 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 13 MINUTES 43 SECONDS WEST PARALLEL TO AND 100 FEET EAST OF THE EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1054, PAGE 1092 OF SAID PUBLIC RECORDS FOR A DISTANCE OF 523.01 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 313 AS DESCRIBED IN OFFICIAL RECORDS BOOK 3328, PAGE 1499 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 61 DEGREES 34 MINUTES 54 SECONDS EAST, ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 502.62 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE RUN NORTH 28 DEGREES 25 MINUTES 06 SECONDS EAST, 25.00 FEET TO THE WESTERLY END OF A CURVE CONCAVING TO THE SOUTHWEST HAVING A RADIUS OF 781.00 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 38 DEGREES 38 MINUTES 54 SECONDS FOR AN ARC DISTANCE OF 499.55 FEET TO THE NORTH LINE OF THE EASTERLY EXTENSION OF THE NORTH LINE OF AFOREMENTIONED "THE LAKES" SUBDIVISION, SAID CURVE IS SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 43 DEGREES 15 MINUTES 27 SECONDS EAST, 491.08 FEET; THENCE DEPARTING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, RUN NORTH 88 DEGREES 03 MINUTES 05 SECONDS WEST, ALONG THE NORTH LINE OF SAID "THE LAKES" SUBDIVISION AND ITS EASTERLY EXTENSION FOR A DISTANCE OF 480.13 FEET; THENCE DEPARTING SAID NORTH LINE, RUN NORTH 00 DEGREES 13 MINUTES 43 SECONDS WEST, 258.74 FEET, THENCE NORTH 62 DEGREES 10 MINUTES 00 SECONDS WEST, 628.27 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 43 SECONDS EAST, 326.01 FEET; THENCE SOUTH 89 DEGREES 46 MINUTES 17 SECONDS WEST FOR A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 5.63 ACRES MORE OR LESS.

LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION


Bart Gast
Douglas Business Park, LLC
54 Ocean Cay BLVD
St Augustine FL 32080-5888

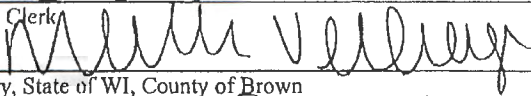
STATE OF FLORIDA, COUNTY OF ST JOHNS

The St Augustine Record, a dally newspaper published in St Johns County, Florida; and of general circulation in St Johns County; and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated or by publication on the newspaper's website, if authorized, on:

03/13/2023

and that the fees charged are legal.
Sworn to and subscribed before on 03/13/2023



Legal Clerk


Notary, State of WI, County of Brown
8.25.26

My commision expires

Publication Cost: \$239.60
Order No: 8557272 # of Copies:
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THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

NOTICE OF A PROPOSED REZONING

NOTICE IS HEREBY GIVEN that a public hearing will be held on 4/6/2023 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 5/16/2023 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 5.6 acres of land from Open Rural (OR) 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 OPEN RURAL (OR) TO INDUSTRIAL WAREHOUSING (IW); MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

The subject property is located at 125 Douglas Park Dr. See attached map (Exhibit A). This file and the proposed ordinance are maintained in the Planning and Zoning Division 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.

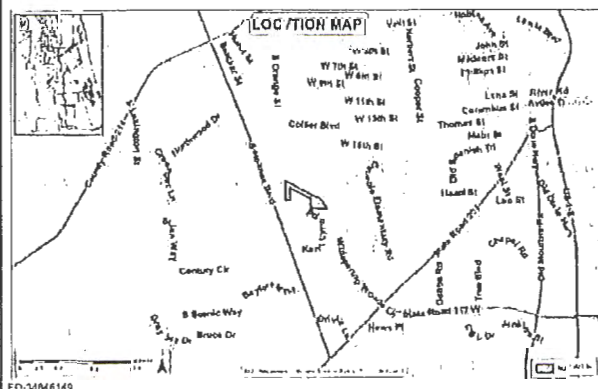
If a person decides to appeal any decision made with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony 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 Division, 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 St. Johns County Facilities Management, 2416 Dobbs Road, St. Augustine, FL 32086. Hearing impaired persons, call Florida Relay Service (1-800-955-8770), no later than 5 days prior to the meeting.

PLANNING AND ZONING
AGENCY
ST. JOHNS COUNTY,
FLORIDA
GREG MATOVINA, CHAIR
FILE NUMBER: REZ-
2022000028
PROJECT NAME: Douglas
Business Park, LLC

BOARD OF COUNTY
COMMISSIONERS
ST. JOHNS COUNTY,
FLORIDA
CHRISTIAN
WHITEHURST, CHAIR



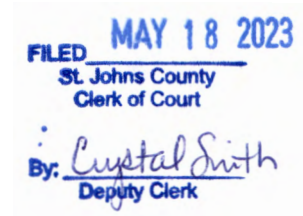


FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

May 18, 2023



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

Attention: Crystal Smith

Dear Honorable Brandon Patty,

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of St. Johns County Ordinance No. 2023-17, which was filed in this office on May 18, 2023.

Sincerely,

Anya Owens
Administrative Code and Register Director

ACO/wlh