

ORDINANCE NUMBER: 2023 - 52

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.

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 February 27, 2023 in addition to supporting documents and statements from the applicant, **which are a part of Zoning File REZ 2023-02 St. Marks Industrial**, 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 Future Land Use Map designation of Industrial, as depicted on the 2025 Future Land Use Map.

SECTION 2. Pursuant to this application **File Number REZ 2023-02 St. Marks Industrial** the zoning classification of the lands described within the attached legal description, Exhibit "A",

is hereby changed 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. 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 21ST DAY OF NOVEMBER, 2023.

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

BY: 
Sarah Arnold, Chair

**ATTEST: Brandon J. Patty, Clerk of the
Circuit Court & Comptroller**

BY: 
Deputy Clerk

RENDITION DATE: NOV 21 2023

EFFECTIVE DATE: OCT 27 2023



EXHIBIT A: Legal Description

DESCRIPTION BY SURVEYOR:

A PORTION OF SECTION 4, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF LOT 9, IGP COMMERCE CENTER, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 112, PAGE(S) 94 THROUGH 98, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 81 DEGREES 00 MINUTES 22 SECONDS EAST ALONG THE SOUTHERLY LINE OF AFORESAID LOT 9, 752.28 FEET; THENCE SOUTH 08 DEGREES 52 MINUTES 28 SECONDS WEST ALONG THE WESTERLY LINE OF TRACT "D" OF THE AFORESAID IGP COMMERCE CENTER, 699.69 FEET TO A POINT LYING 40 FEET NORTH AND EASTERLY, PARALLEL AND PERPENDICULAR TO THE CENTERLINE OF A 80 FOOT WIDE ACCESS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 5478, PAGE 1212 OF SAID PUBLIC RECORDS; THENCE CONTINUE SOUTH 08 DEGREES 52 MINUTES 28 SECONDS WEST ACROSS SAID ACCESS EASEMENT, 88.57 FEET TO THE SOUTHWESTERLY LINE OF SAID ACCESS EASEMENT; THENCE ALONG SAID SOUTHWESTERLY LINE NORTH 55 DEGREES 42 MINUTES 23 SECONDS WEST, 149.83 FEET; THENCE NORTH 38 DEGREES 27 MINUTES 11 SECONDS WEST, 389.46 FEET; THENCE NORTH 60 DEGREES 24 MINUTES 29 SECONDS WEST, 140.23 FEET; THENCE LEAVING SAID SOUTHWESTERLY LINE OF SAID ACCESS EASEMENT SOUTH 21 DEGREES 51 MINUTES 10 SECONDS WEST, 52.18 FEET; THENCE SOUTH 06 DEGREES 00 MINUTES 06 SECONDS WEST, 266.30 FEET, THENCE SOUTH 73 DEGREES 19 MINUTES 03 SECONDS WEST, 381.98 FEET, THENCE NORTH 38 DEGREES 04 MINUTES 07 SECONDS WEST, 207.92 FEET, THENCE NORTH 08 DEGREES 49 MINUTES 30 SECONDS WEST, 392.37 FEET TO THE SOUTHERLY LINE OF TRACT "E" OF SAID PLAT; THENCE NORTH 81 DEGREES 00 MINUTES 22 SECONDS EAST ALONG SOUTHERLY LINE OF SAID PLAT, 473.90 FEET TO THE POINT OF COMMENCEMENT AND TO CLOSE. SAID PARCEL CONTAINING 13.26 ± ACRES.

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
15th DAY OF December 2023
ST. JOHNS COUNTY CLERK OF COURT
Ex-Officio Clerk of the Board of County Commissioners



By: Crystal Smith, Deputy Clerk