

3  
1067

Public Records of  
St. Johns County, FL  
Clerk# 02-017679  
O.R. 1735 PG 1980  
04:27PM 03/25/2002  
REC \$13.00 SUR \$2.00

**ORDINANCE NUMBER: 2001 - 75**

**AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF COMMERCIAL, GENERAL (CG) WITH CONDITIONS TO COMMERCIAL INTENSIVE (CI) AND COMMERCIAL NEIGHBORHOOD (CN); MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, Karen Taylor, on behalf of William Angyalffy, the owner of lands described herein, filed an application (File Number REZ 2001-17) for a zoning change dated August 29, 2001, as described hereinafter, and after required notice was published, a public hearing was held on the 18<sup>th</sup> day of December, 2001, at 1:30 p.m. on said application.

**NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA:**

**SECTION 1.** Upon consideration of the application, supporting documents, statements from the applicant, correspondence received by the Growth Management Services Department, recommendation of the Planning and Zoning Agency, and comments from the staff and applicant at the public hearing, 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 is consistent with the Comprehensive Plan, in that:
  - (a) The rezoning is compatible and complementary to adjacent land uses. (Objective A.1.3)
  - (b) The rezoning contributes to a mixture of land uses within a designated Mixed Use District. (Objective A.1.9)
  - (c) The rezoning encourages an efficient and compact land use pattern and supports balanced growth and economic development. (Objective A.1.11)
3. The rezoning to Commercial Intensive (CI) and Commercial Neighborhood (CN) is consistent with the St. Johns County Land Development Code.
4. The zoning district designation of Commercial Intensive (CI) and Commercial Neighborhood (CN) is consistent with the land uses allowed in the land use designation of Mixed Use District (Md) as depicted on the 2015 Future Land Use Map.

**SECTION 2.** Pursuant to this application (File Number REZ 2001-08) the zoning classification of Commercial General with Conditions (CG) of the lands described within the legal description, attached as **EXHIBIT A,**

**is hereby changed to Commercial Intensive (CI) for Lots 1,2 and 3 and Commercial Neighborhood (CN) for Lots 4,5,6,7 and 8.**

**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.

SECTION 4. This Ordinance shall take effect upon receipt by Secretary of State.

SECTION 5. This Ordinance shall be recorded in a book kept and maintained by the 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 filed maintained in the Growth Management Services Department by the Planning Director or designee.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 18<sup>th</sup> DAY OF Dec, 2001.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

BY: Marc A. Jacalone  
Marc A. Jacalone, Chairman

ATTEST: CHERYL STRICKLAND, CLERK

BY: Juanne King  
Deputy Clerk

EFFECTIVE DATE: 12/21/2001

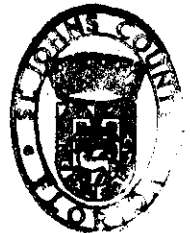


Exhibit A

LEGAL DESCRIPTION

LOTS 1 THROUGH 8, INCLUSIVE, REPLAT OF BLOCKS 9, 10 AND 13, SAN SEBASTIAN SUBDIVISION, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN MAP BOOK 3, PAGE 106, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND ALSO INCLUDING THE NORTH HALF OF MAGNOLIA AVENUE LYING BETWEEN ARTHUR STREET AND DERRY AVENUE AND LYING PARALLEL WITH THE NORTH LINE OF LOT 9, BLOCK 14 OF HOPKINS REPLAT OF THE ST. SEBASTIAN SUBDIVISION ACCORDING TO MAP RECORDED IN MAP BOOK 1, PAGE 134, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

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 22nd DAY OF March 20 02  
 CHERYL STRICKLAND, CLERK  
 Ex-Officio Clerk of the Board of County Commissioners  
 BY: John S. Platt DC



THE ST. AUGUSTINE RECORD

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

STATE OF FLORIDA, COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared LINDA Y MURRAY who on oath says that she is an Accounting Clerk 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 FILE# REZ 2001-17

ANGYALFY OFFICE PARK

in the Court, was published in said newspaper in the issues of NOVEMBER 28, 2001

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 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.

Sworn to and subscribed before me this 29TH day of NOVEMBER 2001 by Linda Y Murray who is personally known to me or who has produced PERSONALLY KNOWN as identification.

(Signature of Notary Public) [Signature] (Seal) [Seal]

Zoe Ann Moss

NOTICE OF A PROPOSED REZONING NOTICE IS HEREBY GIVEN that a public hearing will be held on Tuesday, December 18, 2001 at 1:30 p.m. by the St. Johns County Board of County Commissioners in the County Auditorium, County Administration Building, 4020 Lewis Speedway (County Road 16-A) and US1 North, St. Augustine, Florida, to consider a rezoning from Commercial General with Conditions (CG) to Commercial Intensive (CI) and Commercial Neighborhood (CN).

The subject property is located at 333 S.R. 16 within St. Johns County, Florida. LOTS 1 THROUGH 8, INCLUSIVE, REPLAT OF BLOCKS 9, 10, AND 13, SAN SEBASTIAN SUBDIVISION, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN MAP BOOK 3, PAGE 106, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND ALSO INCLUDING THE NORTH HALF OF MAGNOLIA AVENUE LYING BETWEEN ARTHUR STREET AND DERRY AVENUE AND LYING PARALLEL WITH THE NORTH LINE OF LOT 9, BLOCK 14 OF HOPKINS REPLAT OF THE ST. SEBASTIAN SUBDIVISION ACCORDING TO MAP RECORDED IN MAP BOOK 1, PAGE 134, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

This file is maintained in the Planning Division of the Growth Management Services Department, at the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, and may be examined by interested parties prior to said public hearing.

NOTICE TO PERSONS-NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing a special accommodations or an interpreter to participate in this proceeding should contact David Halstead, ADA Coordinator, at (904) 823-2500 or at the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, 32084. For hearing impaired individuals: Florida Relay Service: 1-800-955-8770, no later than 5 days prior to the date of this meeting.

If a person decides to appeal any decision made with respect to any matter considered at the meeting or hearing, he will need a record of the proceedings and for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which appeal is to be based.

This matter is subject to court imposed quasi-judicial rules of procedures. Interested parties should limit contact with the Board of County Commissioners or the Planning and Zoning Agency members on this topic, except with compliance with resolution 95-126, to properly noticed public hearings or to written communication care of St. Johns County Planning Division, P.O. Drawer 349, St. Augustine, Florida 32085.

BOARD OF COUNTY COMMISSIONERS ST. JOHNS COUNTY, FLORIDA MARC A. JACALONE, CHAIRMAN FILE NUMBER: REZ 2001-17 Angyalffy Office Park L2552-1 Nov 28, 2001