

ORDINANCE NUMBER: 2002 - 49

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) TO COMMERCIAL INTENSIVE (CI) MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Susan Bloodworth, on behalf of Issam M. Ajlouni and Amine Ajlouni, the owners of lands described herein, filed an application (File Number REZ 2002-17) for a zoning change dated June 4, 2002, as described hereinafter, and after required notice was published, a public hearing was held on the 17th day of September, 2002, 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) is consistent with the St. Johns County Land Development Code.
4. The zoning district designation of Commercial Intensive (CI) 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 2002-17) the zoning classification of Commercial General (CG) of the lands described within the legal description, attached as EXHIBIT A,

is hereby changed to Commercial Intensive (CI).

SECTION 3. To the extent that they do not conflict with the 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.

*Handwritten signature: Susana Y. King*  
*Handwritten text: BCC Secretary*

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 17<sup>th</sup> DAY OF Sept., 2002.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

BY: James E. Bryant  
James E. Bryant, Chairman

RENDITION DATE 09/19/02

ATTEST: CHERYL STRICKLAND, CLERK

BY: L. Vance King  
Deputy Clerk

EFFECTIVE DATE: September 23, 2002



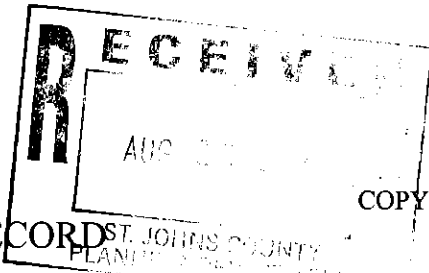
OR1838PG1606

EXHIBIT "A"

THE EAST 300' OF THE NORTH 278' OF THE SOUTH 417',  
OF THE NORTH 1/2 OF GOVERNMENT LOT 2  
SECTION 6, TOWNSHIP 8 SOUTH, RANGE 30 EAST,  
ST. JOHNS COUNTY, FLORIDA.

SUBJECT TO A BILLBOARD EASEMENT OVER, UNDER AND ACROSS  
A PART OF GOVERNMENT LOT 2, SECTION 6, TOWNSHIP 8 SOUTH,  
RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE FULLY  
DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTH EAST CORNER  
OF A PARCEL AS DESCRIBED IN O.R. 516, PAGE 735 OF THE PUBLIC  
RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING THE SOUTH LINE OF  
THE NORTH 139' OF THE SOUTH 278' OF THE NORTH 1/2 OF SAID  
GOVERNMENT LOT 2; THENCE NORTH 00'08"00" EAST, ALONG THE  
WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY #1, 12.00'; THENCE  
NORTH 89'49"00" WEST, PARALLEL WITH THE SOUTH LINE OF  
AFOREMENTIONED PARCEL, 15.00' TO THE POINT OF BEGINNING; THENCE  
CONTINUE NORTH 89'49"00" WEST, 40.00'; THENCE NORTH 00'08"  
00" EAST, 10.00'; THENCE SOUTH 89'49"00" EAST, 40.00'; THENCE  
SOUTH 00'08"00" WEST, 10.00' TO THE POINT OF BEGINNING.



# 17

COPY OF ADVERTISEMENT

THE ST. AUGUSTINE RECORD ST. JOHNS COUNTY PLANNING AND ZONING AGENCY

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 2002-17

2795 HIGHWAY U.S. 1

in the Court, was published in said newspaper in the issues of

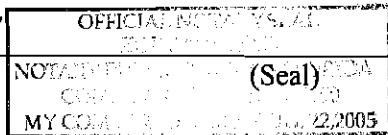
AUGUST 21, 2002

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 21<sup>ST</sup> day of AUGUST 2002

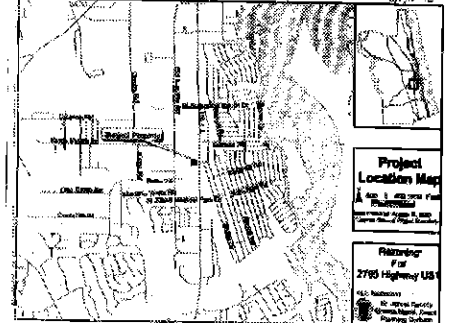
by [Signature] who is personally known to me or who has produced PERSONALLY KNOWN as identification.

[Signature of Zoe Ann Moss] (Signature of Notary Public)



Zoe Ann Moss

NOTICE OF A PROPOSED REZONING NOTICE IS HEREBY GIVEN that a public hearing will be held on the Thursday, September 5, 2002 at 1:30 p.m. by the St. Johns County Planning and Zoning Agency, and Tuesday, September 17, 2002 at 1:30 p.m. by the St. Johns County Board of County Commissioners in the County Auditorium, County Administration Building, 4020 Lewis Speedway and US 1 North, St. Augustine, Florida, to consider an ordinance to rezone lands from CG (Commercial, General) to CI (Commercial Intensive). The subject property is located at 2795 US 1 South within 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 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, call Florida Relay Service at 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. It is anticipated that one or more County Commissioners may attend this meeting. 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. PLANNING AND ZONING AGENCY ST. JOHNS COUNTY, FLORIDA DAVID WILES, CHAIRMAN BOARD OF COUNTY COMMISSIONERS ST. JOHNS COUNTY, FLORIDA JAMES BRYANT, CHAIRMAN FILE NUMBER: REZ 2002-17 2795 Highway US1 L1905-2 Aug 21, 2002

DIVISIONS OF FLORIDA DEPARTMENT OF STATE

Office of the Secretary  
Office of International Relations  
Division of Elections  
Division of Corporations  
Division of Cultural Affairs  
Division of Historical Resources  
Division of Library and Information Services  
Division of Licensing  
Division of Administrative Services



FLORIDA DEPARTMENT OF STATE  
**Jim Smith**  
Secretary of State  
DIVISION OF ELECTIONS

MEMBER OF THE FLORIDA CABINET

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Trustees of the Internal Improvement Trust Fund  
Administration Commission  
Florida Land and Water Adjudicatory Commission  
Siting Board  
Division of Bond Finance  
Department of Revenue  
Department of Law Enforcement  
Department of Highway Safety and Motor Vehicles  
Department of Veterans' Affairs

October 2, 2002

Honorable Cheryl Strickland  
Clerk to Board of Commissioners  
St. Johns County  
Post Office Drawer 300  
St. Augustine, Florida 32085-0300

Attention: Patricia DeGrande  
Minutes and Records Division

Dear Ms. Strickland:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letter dated September 20, 2002 and certified copy of St. Johns County Ordinance No. 2002-49, which was filed in this office on September 23, 2002.

Sincerely,

Liz Cloud, Chief  
Bureau of Administrative Code

LC/mp

CHERYL STRICKLAND  
CLERK COUNTY COMMISSION  
ST. JOHNS COUNTY FL

02 OCT -7 PM 2: 11

FILED

BUREAU OF ADMINISTRATIVE CODE

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