

ORDINANCE NO. 2007-03

AN ORDINANCE OF THE TOWN OF GLEN ST. MARY REZONING APPROXIMATELY 19.45 ACRES LOCATED AT BLOCK 59, 60, 61, 62, 71, and 72 (R.E. NO. 36-2S-21-0051-0059-0010) AS DESCRIBED HEREIN, OWNED BY FLORIDA GREEN PARTNERS, LLC, FROM LOW DENSITY RESIDENTIAL (LDR) TO GENERAL COMMERCIAL (GC), AS DEFINED AND CLASSIFIED UNDER PART I OF THE LAND DEVELOPMENT CODE; AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN TO REFLECT SAME; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Florida Green Partners, LLC, the owner of approximately 19.45 acres located at Block 59, 60, 61, 62, 71, and 72, (R.E. No. 36-2S-21-0051-0059-0010), ("Subject Property"), has applied for a rezoning and reclassification of Block 59, 60, 61, 62, 71, and 72 from Low Density Residential (LDR) to General Commercial (GC), as described in Section 1 below; and

WHEREAS, The Town Council and Florida Green Partners, LLC intend that rezoning of the Subject Property shall be subject to submission and approval of a Planned Unit Development inclusive of all of the Subject Property (the "PUD Requirement"); and

WHEREAS, The Town Council finds that such rezoning and reclassification, subject to the PUD Requirement, is consistent with the Comprehensive Plan; furthers the goals, objectives and policies of the Comprehensive Plan; and it is not in conflict with any portion of the Town's Land Development Code; and

WHEREAS, The Town Council finds the proposed rezoning and land use map amendment, subject to the PUD Requirement, does not adversely affect the health and safety of residents in the area; will not be detrimental to the natural environment or to the use or development of the adjacent properties in the general neighborhood; and will accomplish the objectives and meet the standards of the Land Development Code;

NOW, THEREFORE BE IT ORDAINED by the Town Council of the Town of Glen St. Mary, Florida, as follows:

SECTION 1. PROPERTY REZONED: The Subject Property is hereby rezoned and reclassified from Low Density Residential (LDR) to General Commercial.

Section 2. OWNER: The Subject Property is owned by Florida Green Partners, LLC.

Section 3. PLANNED UNIT DEVELOPMENT REQUIREMENT: In the event the Subject Property is conveyed in whole or in part prior to development to any party other than Florida Green Partners, LLC, this rezoning shall revert from GC to LDC

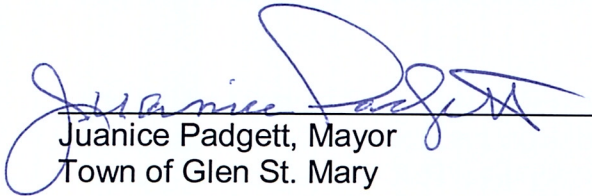
until such time as the new owners submit and the Town approves a Planned Unit Development inclusive of all or substantially all of the Subject Property.

Section 4. EFFECTIVE DATE: This ordinance shall become effective immediately upon its passage.

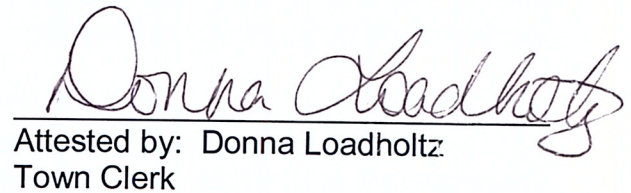
PASSED AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF GLEN ST. MARY, BAKER COUNTY, FLORIDA, at its regular meeting held the 21st day of August, 2007.

PASSED ON THE FIRST READING the 17th day of July, 2007.

PASSED AND ADOPTED ON THE SECOND AND FINAL READING the 21st day of August, 2007.



Juanice Padgett, Mayor
Town of Glen St. Mary



Attested by: Donna Loadholtz
Town Clerk