

ORDINANCE NUMBER: 81-48

INTRODUCED BY: COMMISSIONER BENET

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, THAT ADOPTS THE ST. JOHNS COUNTY COMPREHENSIVE PLAN (LESS THE LAND USE ELEMENT THEREOF); THAT PROVIDES DEFINITIONS AND GUIDES FOR THE INTERPRETATION OF CERTAIN WORDS AND PHRASES THEREIN; THAT PERMITS DEVIATIONS FROM THE PLAN BY ORDINANCE, RESOLUTION OR MOTION; AND THAT PROVIDES SEVERABILITY, AND AN EFFECTIVE DATE.

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

Section 1. Pursuant to Florida Statutes § 163.3161, et. seq. (the Local Government Comprehensive Planning Act of 1975), hereinafter called "the act", the St. Johns County Comprehensive Plan, less the Land Use Element thereof, hereinafter called "the plan", as amended, and as filed with the Clerk the 25th day of June, 1981, is hereby adopted by reference as though it were copied fully herein and it is and shall be in effect in St. Johns County, Florida, to the extent required by "the act".

Section 2. All language in "the plan" that indicates a finding or determination of "need" is to be interpreted and used as an expression of possible long term future needs and not as a determination or finding of an immediate need.

Section 3. "The plan" is to be construed as a guide and not as a rigid regulation. Words in "the plan" such as "should", "will", "must" and "shall" are to be deemed expressions of guidance and as such are to be read as permissive in nature and not as mandatory or obligatory commands. Maps in the plan are visual aids for "the plan" and are not substantive in nature.

Section 4. Unless prohibited by "the act", deviations from the plans, policies, intent, directions, maps or charts may be made by the Board of County Commissioners of St. Johns County, by ordinance, motion or resolution at regularly scheduled or special board meetings.

Section 5. Policies as determined in "the plan" are not to be considered as rigid expressions of law, but are merely guides or suggestions for future development or activity.

Section 6. Should any clause, sentence or portion of this Ordinance or "the plan" be held to be unconstitutional or illegal, then the remaining provisions of this Ordinance and "the plan" shall continue in full force and effect as if said portion found unconstitutional or illegal was not a part thereof.

Section 7. This ordinance shall take effect immediately upon receipt of official acknowledgment by the Office of the Secretary of State to the Clerk of the Board of County Commissioners of St. Johns County, Florida, that same has been filed.

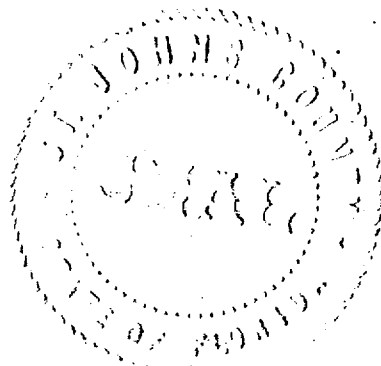
PASSED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, this 30th day of June, 1981.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

BY: Ray Watson  
Its Chairman

ATTEST: CARL "BUD" MARKEL, CLERK

BY: Marie Hudson  
Deputy Clerk



Adopted special meeting 6/30/81

Effective 7-8-81

**The St. Augustine Record**  
 PUBLISHED EVERY AFTERNOON EXCEPT SUNDAY  
 ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA, }  
 COUNTY OF ST. JOHNS }

Before the undersigned authority personally appeared \_\_\_\_\_  
Robert E. James who on oath says that he is  
Advertising Manager 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 Public Hearing  
 \_\_\_\_\_ in the matter of \_\_\_\_\_  
St. Johns County Comprehensive Plan  
 \_\_\_\_\_ in the \_\_\_\_\_ Court,  
 was published in said newspaper in the issues of \_\_\_\_\_  
June 1, 1981.

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 has heretofore been continuously published in said St. Johns County, Florida, each day, except Sundays, and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me  
 this 1st day of June \_\_\_\_\_

A.D. 1981  
Ruth M. Walker

(SEAL) Notary Public  
 Notary Public, State of Florida  
 My Commission Expires May 13, 1985  
 Bonded They Tcoy Fair - Insurance, Inc.

COPY OF ADVERTISEMENT

NOTICE IS HEREBY GIVEN THAT THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AT ITS REGULAR MEETING ON JUNE 30, 1981, AT 9:00 O'CLOCK A.M., IN THE COUNTY COMMISSIONERS' ROOM, ST. JOHNS COUNTY COURTHOUSE, ST. AUGUSTINE, FLORIDA, WILL HOLD A PUBLIC HEARING TO CONSIDER THE PASSAGE OF THE FOLLOWING ORDINANCE:

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, THAT ADOPTS THE ST. JOHNS COUNTY COMPREHENSIVE PLAN (LESS THE LAND USE ELEMENT THEREOF) THAT PROVIDES DEFINITIONS AND GUIDES FOR THE INTERPRETATION OF CERTAIN WORDS AND PHRASES THEREIN, THAT PERMITS DEVIATIONS FROM THE PLAN BY ORDINANCE, RESOLUTION OR MOTION, AND THAT PROVIDES SEVERABILITY AND AN EFFECTIVE DATE.

The proposed Ordinance is on file in the office of the Clerk of the Circuit Court, St. Johns County, Florida, St. Johns County Courthouse, and may be examined by parties interested prior to said public hearing.

All parties having any interest in said Ordinance will be afforded an opportunity to be heard at the public hearing.

If a person decides to appeal any decision made by the Board of County Commissioners 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 the appeal is to be based.

WITNESSED BY BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA  
 BY CARL BUD MARKEL, Clerk  
 MARY HUDSON, Secretary  
 JUNE 30, 1981



FLORIDA DEPARTMENT OF STATE  
George Firestone  
Secretary of State

July 7, 1981

FILED

Honorable Carl "Bud" Markel  
Clerk of Circuit Court  
St. Johns County  
Post Office Drawer 900  
St. Augustine, FL 32064

'81 JUL -8 AM 11 13

*Carl "Bud" Markel*  
CLERK OF CIRCUIT COURT

Attention: Marie Hudson, Deputy Clerk

Dear Mr. Markel:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge:

1. Receipt of your letter/s of June 30  
and certified copy/ies of St. Johns  
County Ordinance/s No./s 81-48
2. Receipt of \_\_\_\_\_ County Ordinance/s  
relative to:
  - (a) \_\_\_\_\_  
which we have numbered \_\_\_\_\_
  - (b) \_\_\_\_\_  
which we have numbered \_\_\_\_\_
3. We have filed this/~~these~~ Ordinance/s in this office  
July 7, \_\_\_\_\_ 1981
4. The original/duplicate copy/ies showing the filing date  
is/are being returned for your records.

Cordially,

*Nancy Kavanaugh*  
(Mrs.) Nancy Kavanaugh  
Chief, Bureau of Laws

NK/mb

FLORIDA-State of the Arts

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