

ORDINANCE NUMBER: 83-42

INTRODUCED BY: COMMISSIONER WALDRON

AN ORDINANCE OF THE COUNTY OF ST. JOHNS STATE OF FLORIDA, AMENDING ORDINANCE NUMBER 81-47, WHICH IS THE ORDINANCE THAT ADOPTS THE LAND USE ELEMENT OF THE ST. JOHNS COUNTY COMPREHENSIVE PLAN, FURTHER, AMENDING ORDINANCE NUMBER 81-48, WHICH IS THE ORDINANCE THAT ADOPTS THE ST. JOHNS COUNTY COMPREHENSIVE PLAN (LESS THE LAND USE ELEMENT THEREOF): THIS AMENDMENT PROVIDES FOR CHANGE IN THE LAND USE ELEMENT IN THE NORTH COASTAL AREA AND PROVIDES FOR CHANGE IN GOAL FOR COMMERCIAL DEVELOPMENT AND PROVIDES AN EFFECTIVE DATE.

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

Section 1. St. Johns County Ordinance numbers 81-47, and 81-48, which adopted by reference the St. Johns County Comprehensive Plan, as amended, and the Land Use Plan thereof is hereby amended in the following sections: Land Use Element-Land Use Analysis-Future Land Use Problems-North Coastal Area: Land Use Element-Land Use Goals and Objectives-Commercial Facilities-Objective: Land Use Element-Land Use Plan-North Coastal Area: Traffic Circulation Element-Traffic Circulation Analysis-North Coastal Area.

Section 2. Land Use Element-Land Use Analysis, Future Land Use Problems, North Coastal Area the following paragraph:

The existing land use pattern in the Ponte Vedra-Palm Valley area does not present any major land use conflicts. However, as development pressures from Duval County continue to mount, it can be expected that areas for commercial development will be centralized along a major transportation route and not allowed to filter into existing or potential areas of residential development, except in planned communities. Secondly, the Traffic Circulation Element of the Comprehensive Plan should give careful attention to the possible need of providing an alternate access to the St. Augustine urban area so as to reduce future traffic loading pressures on A1A along the North Coastal Corridor.

IS HEREBY DELETED AND THE FOLLOWING is substituted in its stead:

The existing land use pattern in the Ponte Vedra-Palm Valley area does not present any major land use conflicts. However, as development pressures from Duval County continue to mount, it can be expected that areas for commercial development will be **located** along a major transportation **route in a compact manner**

and not allowed to filter into existing or potential areas of residential development, except in planned communities. However, within the Ponte Vedra Zoning District commercial development should be located in **commercially zoned areas.**

Secondly, the Traffic Circulation Element of the Comprehensive Plan should give careful attention to the possible need of providing an alternate access to the St. Augustine urban area so as to reduce future traffic loading pressures on A1A along the North Coastal Corridor.

Section 3. Land Use Element-Land Use Goals & Objectives-Commercial Facilities-Objective: the following paragraph:

Objective

All areas of commercial development shall be located, designed and developed in a compact manner to discourage strip commercial patterns which negatively affect the aesthetic quality, safety, land use patterns and traffic handling capacity of the circulation system.

IS HEREBY DELETED AND THE FOLLOWING is substituted in its stead:

Objective

All areas of commercial development shall be located, designed and developed in a compact manner to discourage strip commercial patterns which negatively affect the aesthetic quality, safety, land use patterns and traffic handling capacity of the circulation system.

Strip commercial is defined as commercial or retail development, usually one store deep that fronts on a major street.

Section 4. Land Use Element-Land Use Plan-North Coastal Area the following paragraph:

It is recommended that the general character of this area remain, on an overall basis, low density residential. Commercial development serving this area is recommended for the vicinity of A1A and State Road 210. This is in addition to the anticipated commercial development that can be expected within major planned communities.

IS HEREBY DELETED AND THE FOLLOWING is substituted in its stead:

It is recommended that the general character of the Ponte Vedra-Palm Valley area remain on an overall basis, low density residential. Commercial development located in the Ponte Vedra Zoning District should be located in those districts zoned for commercial use. This is in addition to the anticipated commercial development that can be expected within planned communities.

Section 5. Traffic Circulation Element-Traffic Circulation Analysis-North Coastal Area the following paragraph:

Future impact of the proposed J. Turner Butler Boulevard extension should be minimized on the established residential character of this area.

IS HEREBY DELETED.

Section 6. This ordinance shall take effect upon receipt of official acknowledgement 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 ON THIS 13th DAY OF September 19 83.



BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA

BY: Robert E. Curtan
Its Chairman

ATTEST: CARL "BUD" MARKEL, CLERK

BY: Marie Hudson
Deputy Clerk

Adopted regular meeting 09/13/83

Effective: 9-19-83

83-42

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 _____
Ordinance Amending Ordinances #81-47 & #81-48
_____ in the _____ Court,
was published in said newspaper in the issues of _____
August 24, 1983.

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 25th day of August

A.D. 19 83
Ruth M. Walker
(SEAL) Notary Public

Notary Public, State of Florida
My Commission Expires May 13, 1985
Bonded thru Troy rain - insurance; 215

COPY OF ADVERTISEMENT

NOTICE IS HEREBY GIVEN THAT THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AT ITS REGULAR MEETING ON SEPTEMBER 13, 1983, AT 5:00 O'CLOCK P.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, AMENDING ORDINANCE NUMBER 81-47, WHICH IS THE ORDINANCE THAT ADOPTS THE LAND USE ELEMENT OF THE ST. JOHNS COUNTY COMPREHENSIVE PLAN, FURTHER AMENDING ORDINANCE NUMBER 81-48, WHICH IS THE ORDINANCE THAT ADOPTS THE ST. JOHNS COUNTY COMPREHENSIVE PLAN (LESS THE LAND USE ELEMENT THEREOF); THIS AMENDMENT PROVIDES FOR CHANGE IN THE LAND USE ELEMENT IN THE NORTH COASTAL AREA AND PROVIDES FOR CHANGE IN GOAL FOR COMMERCIAL DEVELOPMENT AND PROVIDES 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.
BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
Carl "Bud" Markel, Its Clerk
By: Marie Hudson, Cesty Clerk
L128 August 24, 1983

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 Hearings

_____ in the matter of _____
Regulation of Land Use
 _____ in the _____ Court,
 was published in said newspaper in the issues of _____
August 9, 17, & 30, September 7, 1983

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 7th day of September

A.D. 19 83
Ruth M. Walker

(SEAL) Notary Public

Notary Public, State of Florida
 My Commission Expires May 13, 1985
 Bonded thru Troy Fair - Insurance, Inc.

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PUBLIC HEARINGS O

THE BOARD OF COUNTY
 PROPOSES TO AMEND TH
 AND STRIP COMMERCIA
 PORATED AREA OF ST. JC
 THIS ADVERTISEMENT.

NOTICE IS HEREBY GIVEN that a
 County Commissioners Meeting, a
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 Florida, to consider the amendmen

NOTICE IS FURTHER GIVEN that a
 sioners Meeting, at 5:00 o'clock p.
 Room on the second floor of the S
 and adopt the Ordinance amending

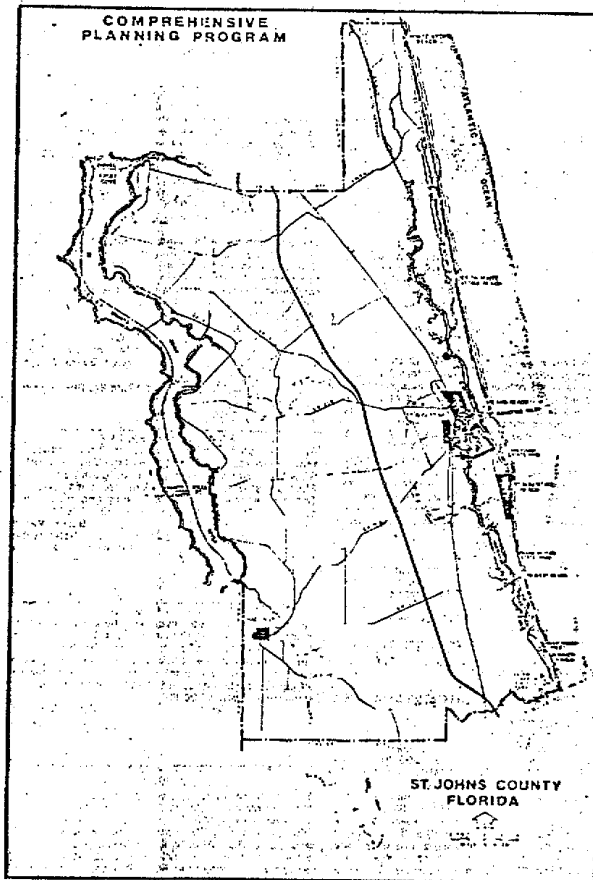
All parties having any interest will b

If a person decides to appeal any de
 to any matter considered at the me
 for such purposes he may need to
 record includes the testimony and e

NOTICE OF REGULATION OF LAND USE

PUBLIC HEARINGS ON ST. JOHNS COUNTY COMPREHENSIVE PLAN

THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, PROPOSES TO AMEND THE USE OF LAND WITHIN THE NORTH COASTAL AREA, AND STRIP COMMERCIAL DEVELOPMENT WITHIN ALL OF THE UNINCORPORATED AREA OF ST. JOHNS COUNTY, FLORIDA, AS SHOWN IN THE MAP IN THIS ADVERTISEMENT.



NOTICE IS HEREBY GIVEN that a public hearing on the proposal will be held at a Special Board of County Commissioners Meeting, at 5:00 o'clock p.m. on Tuesday, August 23, 1983, in the Commission Meeting Room on the second floor of the St. Johns County Courthouse in St. Augustine, Florida, to consider the amendment to the St. Johns County Comprehensive Plan.

NOTICE IS FURTHER GIVEN that a public hearing will be held at a Special Board of County Commissioners Meeting, at 5:00 o'clock p.m. on Tuesday, September 13, 1983, in the Commission Meeting Room on the second floor of the St. Johns County Courthouse in St. Augustine, Florida to consider and adopt the Ordinance amending the St. Johns County Comprehensive Plan.

All parties having any interest will be afforded an opportunity to be heard at the public hearings.

If a person decides to appeal any decision made by the Board of County Commissioners with respect to any matter considered at the meetings or hearings, he will need a record of the proceedings, and for such purposes 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.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA
Carl "Bud" Markel, Its Clerk