

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, AND ALSO AMENDS 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 CHANGES IN THE AREA OF THE INTERSECTION OF INTERSTATE 95 AND NINE MILE ROAD CREATING AN AREA FOR A REGIONAL INDUSTRIAL CENTER; 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 are hereby amended as follows:

A. St. Johns County Comprehensive Plan:

1. Table 11 (page 181 RECOMMENDED ROAD IMPROVEMENTS is deleted and Table 11 RECOMMENDED ROAD IMPROVEMENTS attached hereto as Exhibit B is added and substituted in its stead:
2. Figure 18 (page 182) RECOMMENDED ROADWAY IMPROVEMENTS is deleted and Figure 18 RECOMMENDED ROADWAY IMPROVEMENTS attached hereto as Exhibit C is added and substituted in its stead:
3. The following paragraph is added to the Traffic Circulation Element at page 185:

Nine Mile Road Arterial - I-95 Interchange

Due to the impending development of St. Johns Harbour, a large mixed use planned unit development, an interchange at Nine Mile Road and I-95 and the four-laning of Nine Mile Road from SR 16 to Interstate 95 will be required as development occurs.

B. Land Use Element:

1. Figure 15 (page 138) - FUTURE LAND USE map is deleted and the FUTURE LAND USE map figure 15 attached hereto as Exhibit A is added and substituted in its stead.

2. The paragraph titled "Regional Industrial Centers" (page 142) is deleted and the following is added and substituted in its stead:

Regional Industrial Centers

There are four major locations selected for office and major regional industrial or warehousing. The area bordered by Interstate 95 and U.S. Highway 1, just south of the county line, the area along Interstate 95 between State Road 16 and State Road 207; the area along State Road 207 and between the St. Augustine City Limits and just past Moultrie Creek; and the intersection of Interstate 95 and Nine Mile Road have been designated for the future development of planned communities. The Racetrack Road location was selected because of its accessibility to the Jacksonville Urban Area and would be intended to create a regional employment center for the Switzerland-Julington Creek Area and the North Coastal Area. The strips along Interstate 95 and along State Road 207 are intended as office and manufacturing centers for the greater St. Augustine area.

Section 2. This Ordinance shall take effect 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 ON THIS 22nd DAY OF April, 1986.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Francis M. Boubaker
Chairman

ATTEST: Carl "Bud" Markel, Clerk

BY: Cheryl Kent
Deputy Clerk

Adopted regular meeting 04/22/86

Effective 05/02/86

ST. JOHNS COUNTY FUTURE LAND USE

FIGURE 15

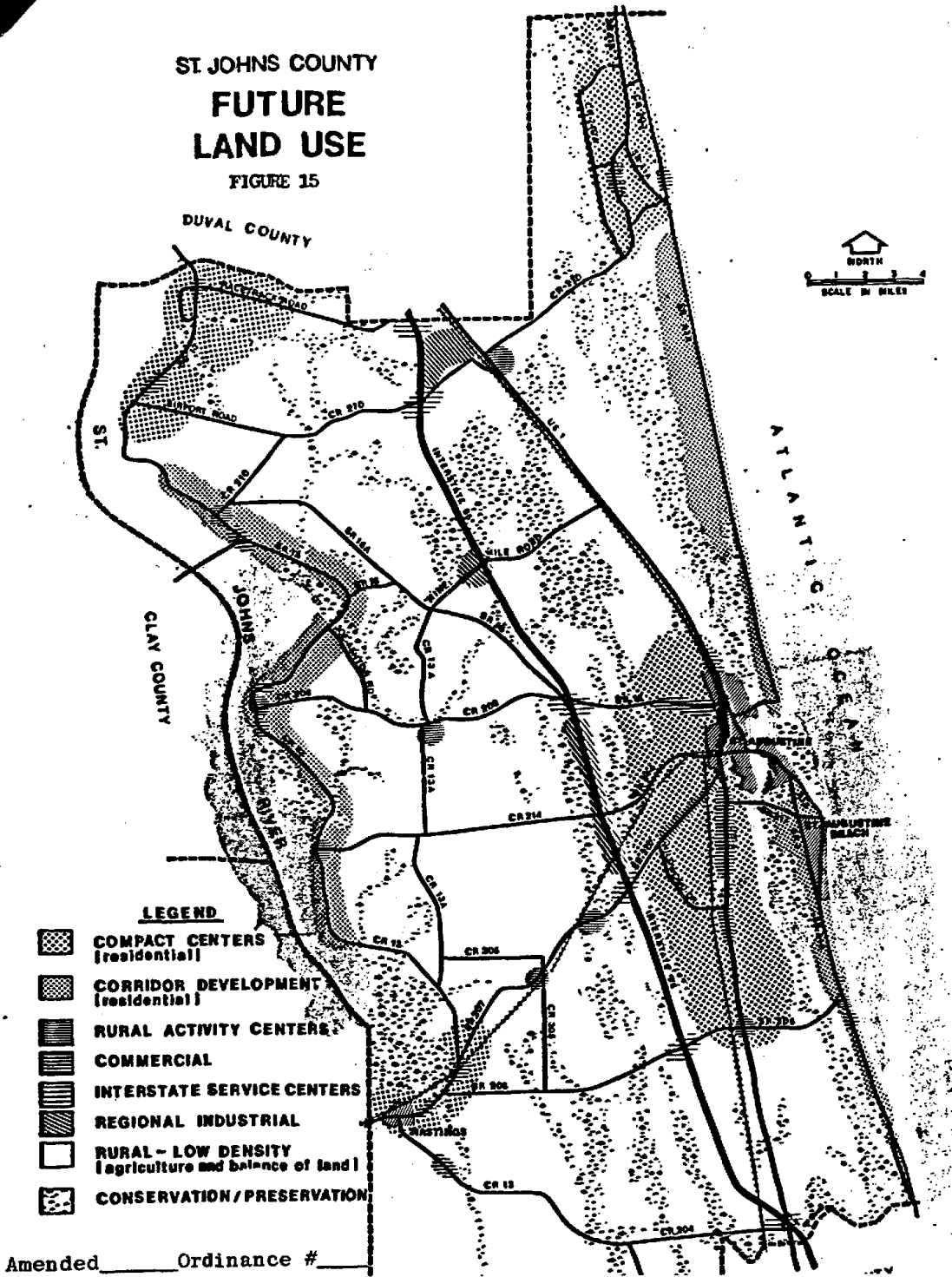


TABLE 11
RECOMMENDED ROAD IMPROVEMENTS

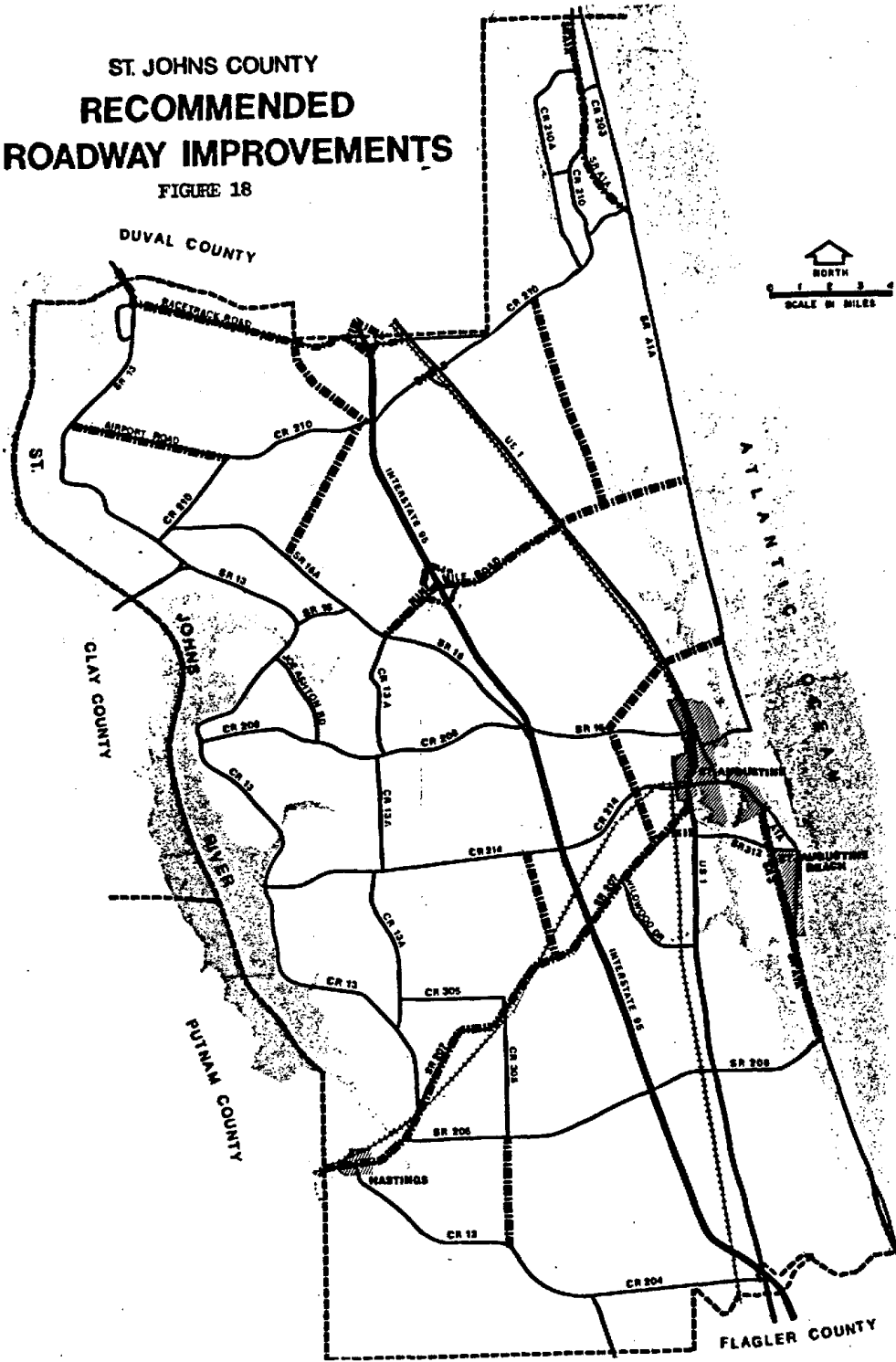
ROAD	IMPROVEMENT	TIME PERIOD
State Rd. 13	Four-laning existing two-lane roadway from Julington Creek Bridge to Racetrack Road (including Julington Creek Bridge)	10 year
Interstate 95	Construction of interchange @ Racetrack Road	5 year
State Rd. A-1-A	Four-laning of existing two-lane roadway State Road 3 intersection to Crescent Beach	10 year
State Rd. 3	Four-laning of existing two-lane roadway SR A-1-A to SR A-1-A (west of St. Augustine Beach)	10 year
Racetrack Rd.	Four-laning existing two-lane roadway from SR 13 to U.S. Highway 1,	20 year
County Rd. 210	Realignment of intersection at U.S. 1	20 year
State Rd. 207	Four-laning existing two-lane roadway from Hastings to U.S. Highway 1	10 year
State Rd. 13 A	Realignment of interchange at C.R. 208	10 year
	Realignment of interchange at C.R. 214	10 year
Nine Mile Rd.	Improved two-laning of existing roadway from Interstate 95 to U.S. Highway 1	10 year
Nine Mile Rd.	Improved four-laning of existing roadway from SR16 to I-95	10 year
Interstate 95	Construction of interchange at Nine Mile Road	5 year

Revised _____ Ordinance No. _____

181

ST. JOHNS COUNTY RECOMMENDED ROADWAY IMPROVEMENTS

FIGURE 18



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 _____
Sandra G. Russ who on oath says that he is
Legal Advertising 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 _____
Public Notice

_____ in the matter of _____
Change of Regulations of Land Use - St. Johns Harbour
_____ in the _____ Court,
was published in said newspaper in the issues of _____
April 1, 1986

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 8th day of April

Sandra G. Russ

A.D. 19 86
John James
(SEAL) Notary Public

Notary Public, State of Florida
My Commission Expires Aug. 4, 1989
Bonded thru Terry Cain Insurance, Inc.

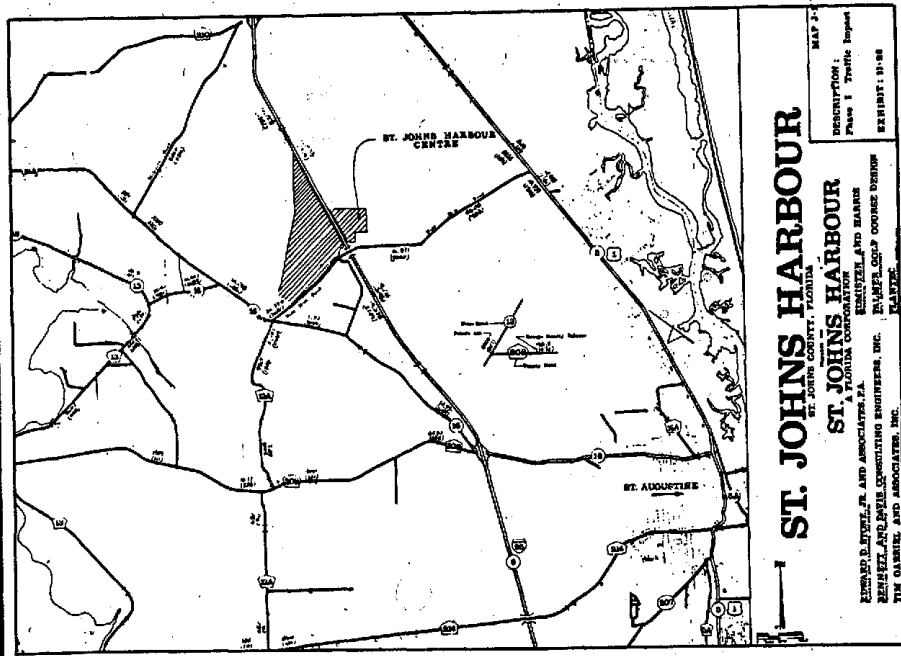
NOTICE OF CHANGE OF REGULATIONS OF LAND USE

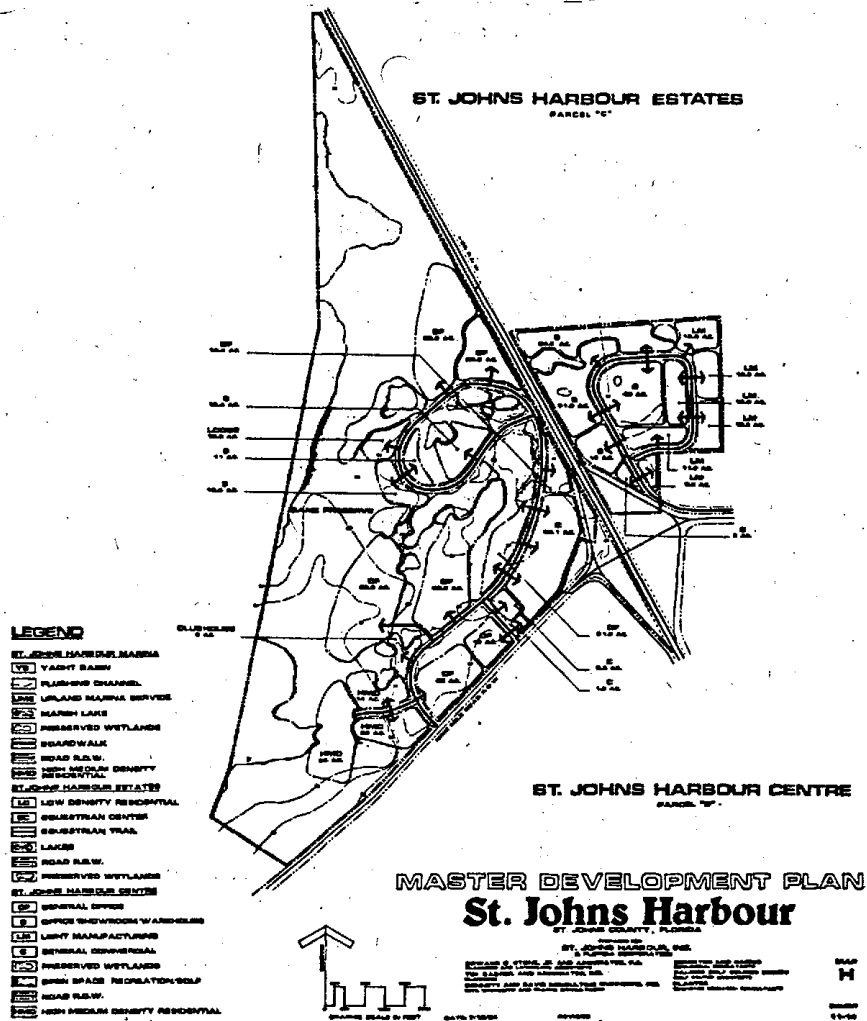
PUBLIC HEARINGS ON ST. JOHNS COUNTY COMPREHENSIVE PLAN

THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, PROPOSES TO CHANGE THE USE OF LAND WITHIN A PORTION OF THE MILL CREEK AREA OF ST. JOHNS COUNTY, FLORIDA, AS SHOWN IN THE MAPS IN THIS ADVERTISEMENT.

NOTICE IS HEREBY GIVEN that a public hearing on the proposal will be held at a Regular Board of County Commissioners Meeting, at 5:01 o'clock p.m. on Tuesday, April 8, 1986, in the County Auditorium, County Road 16-A, St. Johns County Administration Complex, near 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 Regular Board of County Commissioners Meeting, at 5:01 o'clock p.m. on Tuesday, April 22, 1986 in the County Auditorium, County Road 16-A, St. Johns County Administration Complex near St. Augustine, Florida to consider and adopt the Ordinance amending the St. Johns County Comprehensive Plan.





**PARCEL D
T.6.S. R.28.E**

All of Section 3, Township 6 South, Range 28 East, Lying west of I-95, all of Section 10, Township 6 South, Range 28 East except that part lying in I-95, all of Section 11, Township 6 South, Range 28 East except the east 1/2, the southeast 1/4 of the southwest 1/4 and that part lying in I-95, all of Section 14, Township 6 South, Range 28 East lying west of I-95, all of Section 15, Township 6 South, Range 28 East, all of Section 43, Township 6 South, Range 28 East, all of Section 44, Township 6 South, Range 28 East, together with a part of Section 38, Township 6 South, Range 28 East described in O/R 160, Page 298 and O/R 276, Pages 159 lying northwest of Nine Mile Road all lying in St. Johns County, Florida.

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.

COPY OF ADVERTISEMENT

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 _____
Sandra G. Russ who on oath says that he is
Legal Advertising 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 Public Hearings
_____ in the matter of _____
Change of Regulations of Land Use - St. Johns Harbour
_____ in the _____ Court,
was published in said newspaper in the issues of _____
April 17, 1986

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 Sandra G. Russ
this 18th day of April
A.D. 19 86

[Signature]
(SEAL) Notary Public **Notary Public, State of Florida**
My Commission Expires Aug. 4, 1989
Bonded They Try Fair - Insurance, Inc.

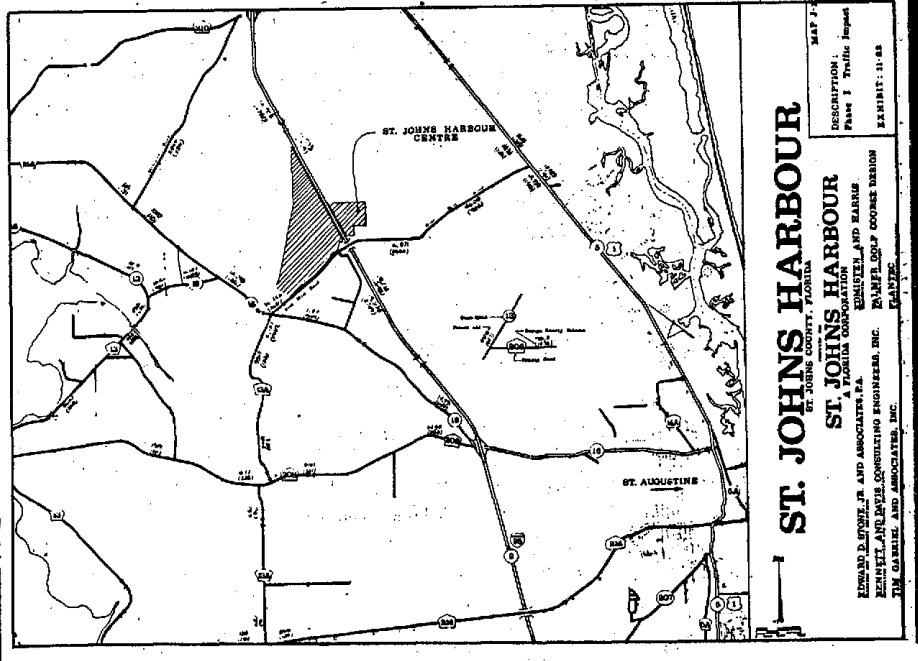
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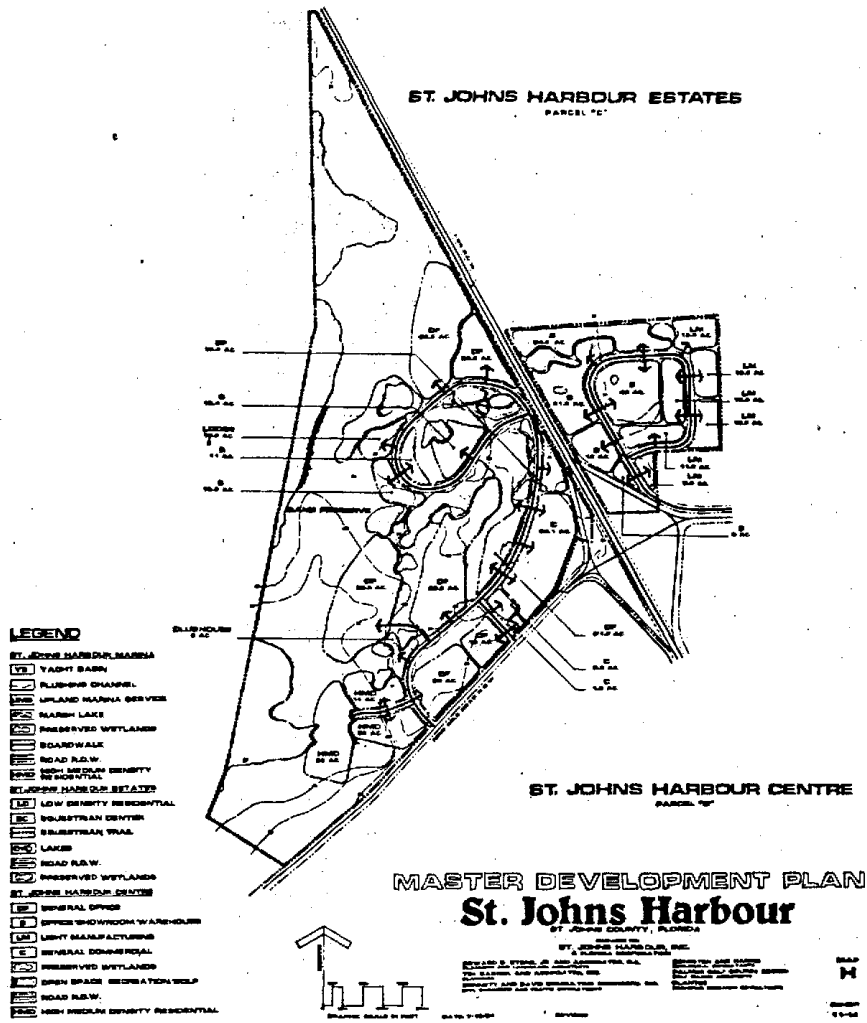
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MASTER DEVELOPMENT PLAN
St. Johns Harbour
 ST. JOHNS COUNTY, FLORIDA

PARCEL D
T.6.S. R.28.E

All of Section 3, Township 6 South, Range 28 East, Lying west of I-95, all of Section 10, Township 6 South, Range 28 East except that part lying in I-95, all of Section 11, Township 6 South, Range 28 East except the east 1/2, the southeast 1/4 of the southwest 1/4 and that part lying in I-95, all of Section 14, Township 6 South, Range 28 East lying west of I-95, all of Section 15, Township 6 South, Range 28 East, all of Section 43, Township 6 South, Range 28 East, all of Section 44, Township 6 South, Range 28 East, together with a part of Section 38, Township 6 South, Range 28 East described in O/R 160, Page 298 and O/R 276, Pages 159 lying northwest of Nine Mile Road all lying in St. Johns County, Florida.

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