

ORDINANCE NO. 94-35

AN ORDINANCE OF ST. JOHNS COUNTY, FLORIDA
AMENDING THE FUTURE LAND USE MAP 1990-2005 OF THE
ADOPTED COMPREHENSIVE PLAN ORDINANCE 90-53, AS AMENDED,
WITH RESPECT TO A PARCEL OF LAND LESS THAN 10 ACRES
IN SIZE AS DESCRIBED HEREINAFTER, PROVIDING
FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, Section 163.3187, Florida Statutes, provides for the amendment of an adopted Comprehensive Plan, and

WHEREAS, Section 163.3187, Florida Statutes, as amended, provides that any local government comprehensive plan amendments directly related to proposed small scale development activities may be approved without regard to statutory limits on the frequency of consideration of amendments to the local comprehensive plan, and

WHEREAS, Section 163.3187, Florida Statutes, as amended, also provides that parcels of land of 10 acres or less may be considered to be "Small Scale Amendments", and

WHEREAS, Section 163.3187, Florida Statutes, as amended, provides that a local government may amend its comprehensive plan to change the land uses of up to 60 acres by small scale amendments annually.

NOW THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE COUNTY OF ST. JOHNS, FLORIDA:

Section 1. Adopted Small Scale Amendment

The Future Land Use Map 1990-2005 of the adopted Comprehensive Plan Ordinance 90-53 of St. Johns County, is hereby amended to show a land use change from the Rural/Silviculture Land Use Designation to the Residential "A" Land Use Designation on the property described as Parcel D on the attached Exhibit A and Exhibit B, a portion of the Future Land Use Map 1990-2005, based on the following findings of fact:

- a. CPA-94-001 has been fully considered after public hearing pursuant to legal notice duly published as required by law;
- b. The proposed small scale amendment is consistent with the adopted St. Johns County Comprehensive Plan Ordinance 90-53, the Comprehensive Regional Policy Plan, and Rule 9J-5 of the Florida Administrative Code;

c. The Residential "A" Land Use Designation would allow up to 1 dwelling unit per acre which would be compatible with the surrounding area.

d. The proposed small scale amendment is consistent with the applicable land development regulations.

e. The proposed small scale amendment would not be strip or leapfrog development.

Section 2. Effect on Comprehensive Plan

The remaining portion of the adopted Comprehensive Plan Ordinance 90-53 of St. Johns County, Florida, which are not in conflict with the provisions of this Ordinance shall remain in full force and effect.

Section 3. Severability

Should any section, subsection, sentence, clause, phrase or portion of this Ordinance be held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and shall not affect the validity of the remaining portion.

Section 4. Effective Date

This Ordinance shall take effect and be in force from and after the date the Florida Department of Community Affairs issues a Notice of Intent to find the Amendment in compliance.

PASSED AND ADOPTED by the County Commission of St. Johns County, Florida, this 26 day of July, 1994.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY

BY: DeLan Roberts
CHAIRMAN

ATTEST: CARL "BUD" MARKEL, CLERK

BY: Irma Paetti
DEPUTY CLERK

Effective Date: August 9, 1994

Date of receipt of Florida Department of Community Affairs Notice of Intent notifying Amendment is in compliance, _____.

EXHIBIT A

DARY SURVEY
LYING IN
P 9 SOUTH, RANGE 30 EAST
; COUNTY, FLORIDA

DESCRIPTION BY SURVEYOR: (OFFICIAL RECORDS BOOK 863, PAGE 0744 AND A .
PORTION OF OFFICAL RECORDS BOOK 846, PAGE 1520)

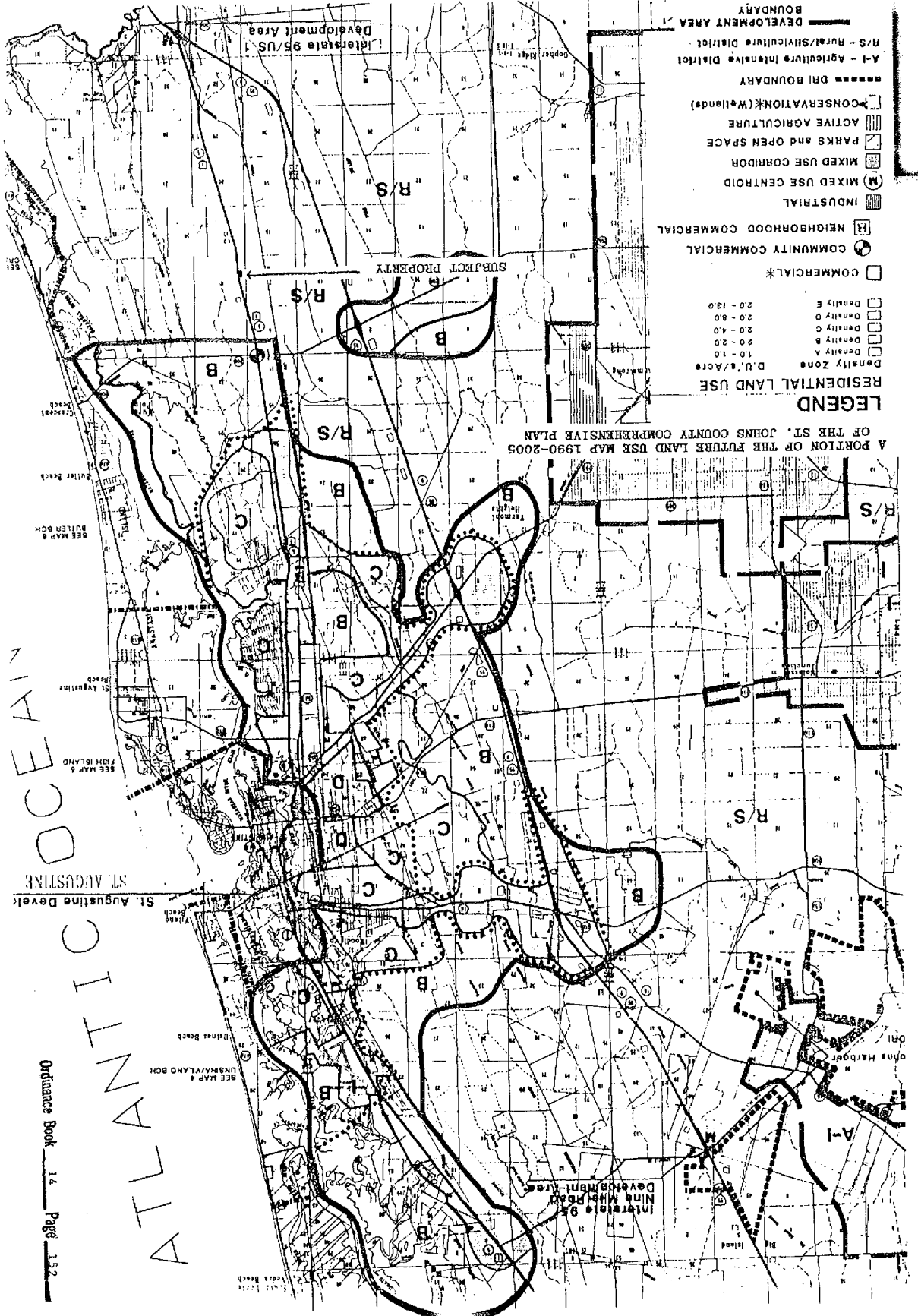
PARCEL "D"

A PARCEL OF LAND BEING A PORTION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 9 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 9 SOUTH, RANGE 30 EAST, OF SAID COUNTY; THENCE NORTH 01°38'26" WEST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 1607.25 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01°38'26" WEST ALONG SAID WEST LINE OF SECTION 8, A DISTANCE OF 1032.08 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 8; THENCE NORTH 89°13'52" EAST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 8, A DISTANCE OF 299.28 FEET TO THE BEGINNING OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 5361.65 FEET AND A CENTRAL ANGLE OF 08°55'14"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 834.78 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS SOUTH 09°17'08" EAST, A DISTANCE OF 833.94 FEET TO THE CURVE'S END AND ALSO BEING THE NORTHWEST CORNER OF LOT A-70, COMMERCIAL HIGHLAND ESTATES, AN UNRECORDED SUBDIVISION; THENCE NORTH 85°10'43" EAST ALONG THE NORTH LINE OF SAID LOT A-70, A DISTANCE OF 300.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 1, SAID POINT BEING ALSO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 5661.65 FEET AND A CENTRAL ANGLE OF 00°30'56"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 50.94 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS SOUTH 04°34'02" EAST, A DISTANCE OF 50.94 FEET TO THE SOUTHEAST CORNER OF SAID LOT A-70; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 85°41'39" WEST ALONG THE SOUTHERLY LINE OF SAID LOT A-70, A DISTANCE OF 300.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT A-70 AND ALSO THE BEGINNING OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 5361.65 FEET AND A CENTRAL ANGLE OF 00°31'10"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 48.61 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS SOUTH 04°03'00" EAST, A DISTANCE OF 48.61 FEET TO THE CURVE'S END AND POINT OF TANGENCY WITH A LINE; THENCE SOUTH 03°47'25" EAST, A DISTANCE OF 88.48 FEET; THENCE SOUTH 86°12'35" WEST, A DISTNCE OF 418.31 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.13 ACRES OF LAND, MORE OR LESS.

SAID LANDS SITUATE, LYING AND BEING IN ST. JOHNS COUNTY, FLORIDA.



LEGEND

RESIDENTIAL LAND USE

Density Zone D.U./e./Acres

Density A 1.0 - 1.0

Density B 2.0 - 2.0

Density C 2.0 - 4.0

Density D 2.0 - 6.0

Density E 2.0 - 12.0

COMMERCIAL*

COMMUNITY COMMERCIAL

NEIGHBORHOOD COMMERCIAL

INDUSTRIAL

MIXED USE CENTROID

MIXED USE CORRIDOR

PAKES and OPEN SPACE

ACTIVE AGRICULTURE

CONSERVATION (Wetlands)

A-1 Agriculture Intensive District

R/S - Rural/Shiviculture District

DEVELOPMENT AREA BOUNDARY

A PORTION OF THE FUTURE LAND USE MAP 1990-2005 OF THE ST. JOHNS COUNTY COMPREHENSIVE PLAN

ATLANTIC OCEAN

St. Augustine Develop

SEE MAP 4 UNBURN/LAND BCH

SEE MAP 5 FISH ISLAND

SEE MAP 6 BUTLER BEACH

SEE MAP 8 GENERAL BEACH

SEE MAP 9

SEE MAP 10

SEE MAP 11

SEE MAP 12

SEE MAP 13

SEE MAP 14

SEE MAP 15

SEE MAP 16

SEE MAP 17

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SEE MAP 99

SEE MAP 100

The St. Augustine Record

PUBLISHED EVERY AFTERNOON MONDAY THROUGH FRIDAY, SATURDAY AND SUNDAY MORNING
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

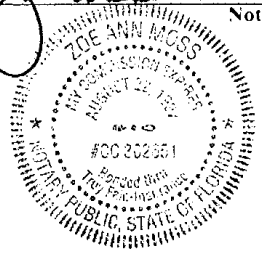
STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared _____
SHERRY R. FREE who on oath says that she is
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 _____
DISPLAY AD
_____ in the matter of _____
NOTICE OF LAND USE CHANGE
_____ in the _____ Court,
was published in said newspaper in the issues of _____
MAY 17, 1994

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 Coun-
ty, 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, Florida, for a
period of one year next preceding the first publication of the attached 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 _____
Sherry R. Free
Zoe Ann Moss
this _____ 10th _____ day of _____ June
A.D. 1994

Zoe Ann Moss
Notary Public



Continued to June 14, 1994;
then tabled to June 28, 1994
then continued to July 12, 1994
" " to July 26, 1994

**ly is Duck m-
cer treatment**

Mrs. Onassis spent several days in the hospital last month after undergoing surgery for a bleeding ulcer.

General Counsel in Los Angeles, declined to comment on the shootings before speaking with authorities investigating the incident.

A series of high-profile crimes against foreign visitors has hurt tourism in both California and Florida.

SKIN Surgery Center

NOTICE OF LAND USE CHANGE

The St. Johns County Board of County Commissioners will hold a public hearing on a proposed amendment to the Future Land Use Plan 1990-2005 of the St. Johns County Comprehensive Plan Ordinance 90-53. The property subject to the proposed amendment, is 9.13 acres in size and located on the west side of U.S. Highway 1 in Section 8, Township 9 South, Range 20 East, approximately 1.9 miles south of the intersection of State Road 208 and U.S. Highway 1. The proposed amendment is to change the Land Use Designation from Rural/Singleculture (R/S) to Residential "B" which would allow a density of up to two dwelling units per net acre.

The public hearing will take place Tuesday, May 24, 1994 at 1:30 p.m. in the St. Johns County Commission Auditorium, County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida. All interested parties may appear at the public hearing to be heard regarding the proposed amendment.

A copy of the proposed amendment to the Future Land Use Plan 1990-2005 will be available for review at the Planning and Zoning Department in the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, and in the Main Branch Public Library.

If a person decides to appeal any decision made by the Planning and Zoning Agency with respect to any matter considered at the meeting or hearing, they will need a record of the proceedings and for such purpose they 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.

Notice to all persons needing special accommodations and to all hearing impaired persons: In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact David Halstead, ADA Coordinator, at (804) 823-2501 or at the County Administration Building, 4020 Lewis Speedway, St. Augustine, FL 32085, or later than 5 days prior to the date of this meeting.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
CARL "BUD" MARKER, ITS CLERK
By: *Patricia DeGandia*
Patricia DeGandia, Deputy Clerk

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John M. Vassallo, M.D.

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FLORIDA DEPARTMENT OF STATE

Jim Smith, Secretary of State
DIVISION OF ELECTIONS
Bureau of Administrative Code
The Elliot Building
Tallahassee, Florida 32399-0250
(904) 488-8427

August 5, 1994

Honorable Carl "Bud" Markel
Clerk
St. Johns County Board of
County Commissioners
Post Office Drawer 300
St. Augustine, Florida 32085-0300

Attention: John F. Evans, Deputy Clerk

Dear Mr. Markel:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge your letter of August 3, 1994 and certified copy of St. Johns County Ordinance Nos. 94-32, 94-33, 94-34 and 94-35, which were filed in this office on August 4, 1994.

Sincerely,

Liz Cloud, Chief
Bureau of Administrative Code

LC/vm

RECEIVED

'94 AUG-9 18:31

Ordinance Book 14 Page 154