

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING THE FUTURE LAND USE MAP, FROM NEIGHBORHOOD COMMERCIAL TO COMMUNITY COMMERCIAL AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, Chapters 125 and 163, Florida Statutes provide for the Board of County Commissioners to prepare, implement, and enforce Comprehensive Plans and Land Development Regulations for the control of development within the County; and,

WHEREAS, Section 163.3184, Florida Statutes provides the process for the adoption of a Comprehensive Plan amendment; and,

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

SECTION 1. The St. Johns County Comprehensive Plan is amended:

To change the Future Land Use Map designation from Neighborhood Commercial to Community Commercial, as described in Exhibit "A."

Based on the following findings of fact:

- a. The amendment request has been fully considered after public hearing pursuant to legal notice duly published as required by law; and
- b. The amendment is consistent with the St. Johns County Comprehensive Plan, Ordinance No. 2000-34, as amended, the Northeast Florida Strategic Regional Policy Plan, and Rule 9J-5 of the Florida Administrative Code; and
- c. The amendment is consistent with applicable land development regulations.

SECTION 2. The remaining portions of the St. Johns County Comprehensive Plan, 2000-34, as amended, which are not in conflict with the provisions of this Ordinance shall remain in full force and effect.

SECTION 3. 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 portions.

SECTION 4. The effective date of this Ordinance shall be the date the final order is issued by the Department of Community Affairs or Administrative Commission finding the amendment in compliance in accordance with Section 163.3184, Florida Statutes.

SECTION 5. This Ordinance shall be filed in a book of land use regulation ordinances kept and maintained by the Clerk of the Court, in accordance with Section 125.68, Florida Statutes.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 24th DAY OF April 2001.

**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

BY: Mary F. Kohnke
Mary F. Kohnke, Chair

ATTEST: Cheryl Strickland, Clerk

BY: Patricia DeGrand
Deputy Clerk

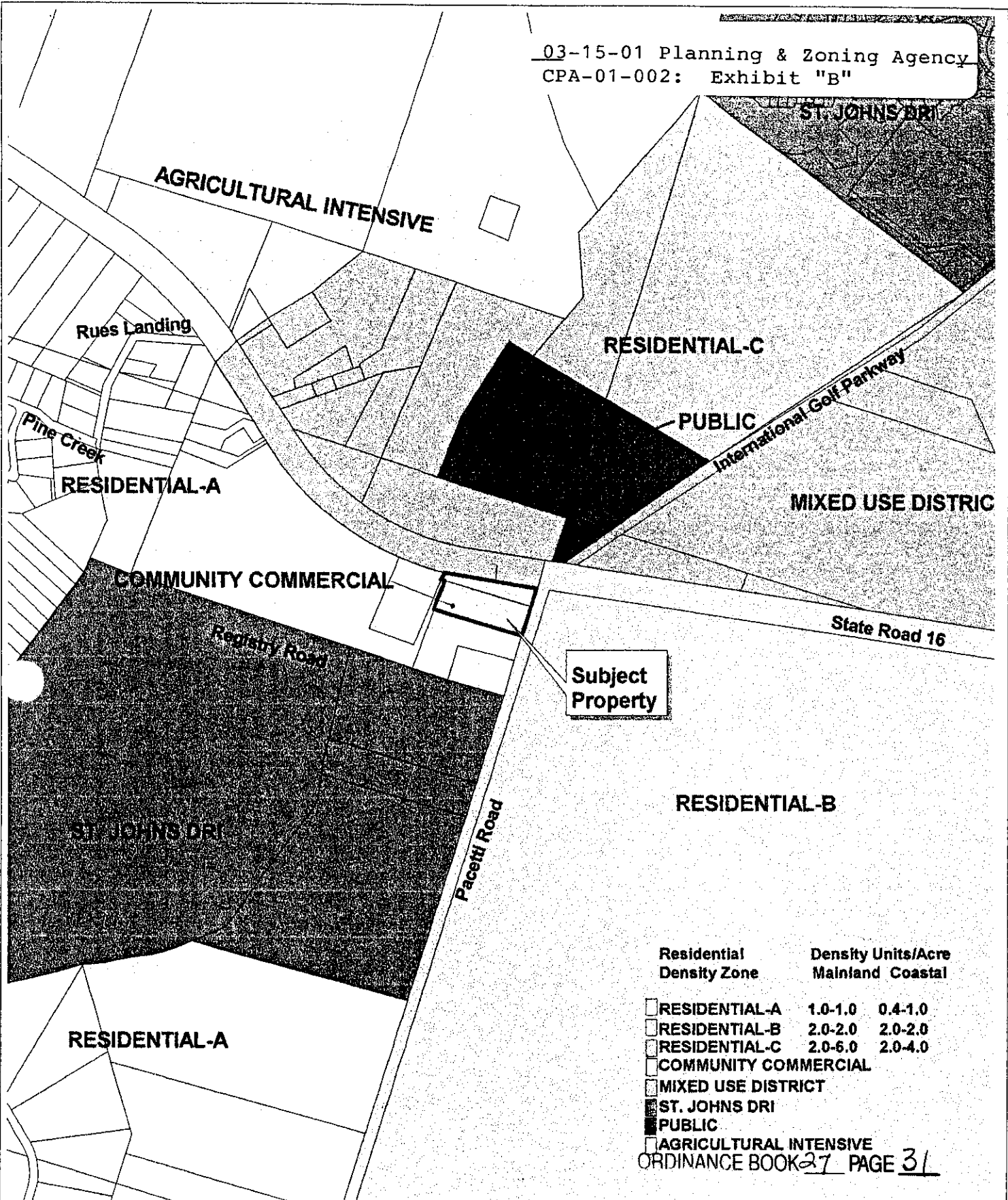
EFFECTIVE DATE: 5-25-01

Exhibit A

Start at the intersection of the West Right of Way of State Road 13-A with the South line of the NE 1/4 of the NE 1/4 of Lot 11, Section 38 or Huertas Grant as in Deed Book "Q", page 495, St. Johns County, Fla; thence run N 19 degrees 30' 30" East along said Right of Way, a distance of 454.29 feet to the point of beginning; thence continue to run North 19 degrees 30' 30" East a distance of 208.71 feet; thence run North 72 degrees 51' 30" West a distance of 571.8 feet; thence run South 19 degrees 30' 30" West a distance of 208.71 feet; thence run South 72 degrees 51' 30" East a distance of 571.8 feet to the point of beginning

Beginning at a point seven (7) chains and sixty (60) links south of the northeast corner of Section Eleven (11) of Section Thirty-eight (38), Township Six (6) South, Range Twenty-eight (28) East, and running thence south two (2) chains and forty (40) links; west ten (10) chains North one (1) chain and fifty (50) links; and east ten (10) chains to the place of beginning. All of the above land lying and being in the Huertas Grant. Excepting therefrom that part conveyed to the State of Florida for highway purposes by deed dated March 16, 1953, recorded in Deed Book 202, at page 375 of the public records of St. Johns County, Florida.

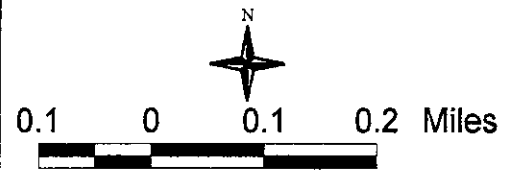
Also known as Parcel Numbers 028760 and 028740-0010, located at the Northwest corner of State Road 16 and Pacetti Road.



ORDINANCE BOOK 27 PAGE 31

Proposed Future Land Use
 Horton's Grocery
 File Number: CPA-01-002

Proposed Future Land Use Map
 St. Johns County
 Planning Department
 March 9, 2001



THE ST. AUGUSTINE RECORD

PUBLISHED EVERY MORNING 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 LINDA Y MURRAY who on oath says that she is an 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

NOTICE OF PUBLIC HEARING

in the matter of PROPOSED AMENDMENT # CPA 01 002

HORTONS GROCERY

in the Court, was published in said newspaper in the issues of

APRIL 9, 2001

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 heretofore been continuously published in said St. Johns County, 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, for a period of one year preceding the first publication of the 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 this 10TH day of APRIL 2001,

by Linda Y Murray who is personally known to me or who has produced PERSONALLY KNOWN as identification.

Zoe Ann Moss (Signature of Notary Public)



Zoe Ann Moss MY COMMISSION # 26641814 EXPIRES August 22, 2001 BONDED THRU TROY FAIN INSURANCE, INC.

Zoe Ann Moss

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF A PROPOSED AMENDMENT TO THE FUTURE LAND USE MAP OF THE ST. JOHNS COUNTY 2015 COMPREHENSIVE PLAN.

NOTICE IS HEREBY GIVEN that the Board of County Commissioners of St. Johns County, Florida, at its regular meeting on Tuesday, April 24, 2001, at 1:30 p.m., will hold a public hearing to consider a proposed Small Scale Land Use Map Amendment to the St. Johns County 2015 Future Land Use Map. Said hearing will be held in the County Auditorium, County Administration Building, 4020 Lewis Speedway (County Road 16-A) and US 1 North, St. Augustine, Florida. All interested parties may appear at the public hearing to be heard regarding the proposed amendment.

The property subject to the proposed amendment is the site of Horton's Grocery located at the Southwest corner of State Road 16 and Pacetti Road, within a portion of Section 38, Township 6 South, and Range 28 East. A complete description is available in the Planning Department. See map generally depicting the location. The amendment proposes to change the Future Land Use Map designation from Neighborhood Commercial (NC) to Community Commercial (CC).

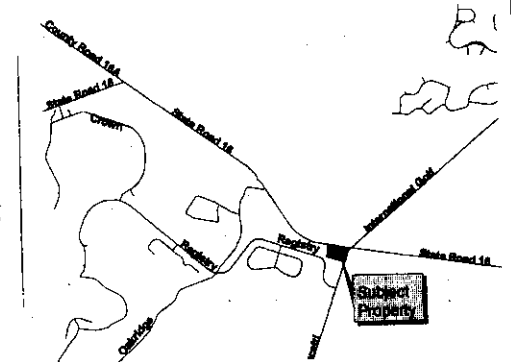
The proposed amendment is known as File Number CPA-01-002 (Horton's Grocery), and is available for review at the St. Johns County Planning Offices and the local County Libraries and may be examined by interested parties prior to said public hearing.

If a person decides to appeal any decision made with respect to any matter considered at the meeting or hearing, he/she will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which appeal is to be based.

NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in the proceedings should contact ADA Coordinator at (904) 823-2501 at the County Administration Building, 4020 Lewis Speedway, St. Augustine, FL 32095. For hearing impaired individuals: Telecommunications Device for the Deaf (TDD): Florida Relay Service: 1-800-955-8770, no later than 5 days prior to the date of the hearing.

RESIDENTS, PROPERTY OWNERS AND OTHER INTERESTED INDIVIDUALS ARE ENCOURAGED TO PARTICIPATE IN THESE PROCEEDINGS AND ALL OTHER COMPREHENSIVE PLANNING PROCESSES TO THE FULLEST EXTENT POSSIBLE.

BOARD OF COUNTY COMMISSIONERS ST. JOHNS COUNTY, FLORIDA BY: CHERYL STRICKLAND, CLERK L786-1 Apr 9, 2001



DIVISIONS OF FLORIDA DEPARTMENT OF STATE

Office of the Secretary
Division of Administrative Services
Division of Corporations
Division of Cultural Affairs
Division of Elections
Division of Historical Resources
Division of Library and Information Services
Division of Licensing
MEMBER OF THE FLORIDA CABINET



FLORIDA DEPARTMENT OF STATE
Katherine Harris
Secretary of State
DIVISION OF ELECTIONS

HISTORIC PRESERVATION BOARDS
Historic Florida Keys Preservation Board
Historic Palm Beach County Preservation Board
Historic Pensacola Preservation Board
Historic St. Augustine Preservation Board
Historic Tallahassee Preservation Board
Historic Tampa/Hillsborough County
Preservation Board
RINGLING MUSEUM OF ART

April 30, 2001

Honorable Cheryl Strickland
Clerk to Board of Commissioners
St. Johns County
Post Office Drawer 300
St. Augustine, Florida 32085-0300

Attention: Patricia DeGrande
Minutes and Records Division

Dear Ms. Strickland:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letter dated April 27, 2001 and certified copies of Ordinance Nos. 2001-30 and 2001-31, which were filed in this office on April 30, 2001.

Sincerely,

Liz Cloud, Chief
Bureau of Administrative Code

LC/mp

ORDINANCE BOOK 27 PAGE 33

BUREAU OF ADMINISTRATIVE CODE

The Elliot Building • 401 South Monroe Street • Tallahassee, Florida 32399-0250 • (850) 488-8427
FAX: (850) 488-7869 • WWW Address: <http://www.dos.state.fl.us> • E-Mail: election@mail.dos.state.fl.us