

ORDINANCE NO. 2001- 31

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING THE FUTURE LAND USE MAP, FROM RESIDENTIAL DENSITY ZONE "A" (A) 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 Residential Density Zone "A" (A) 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 DeGrande
Deputy Clerk

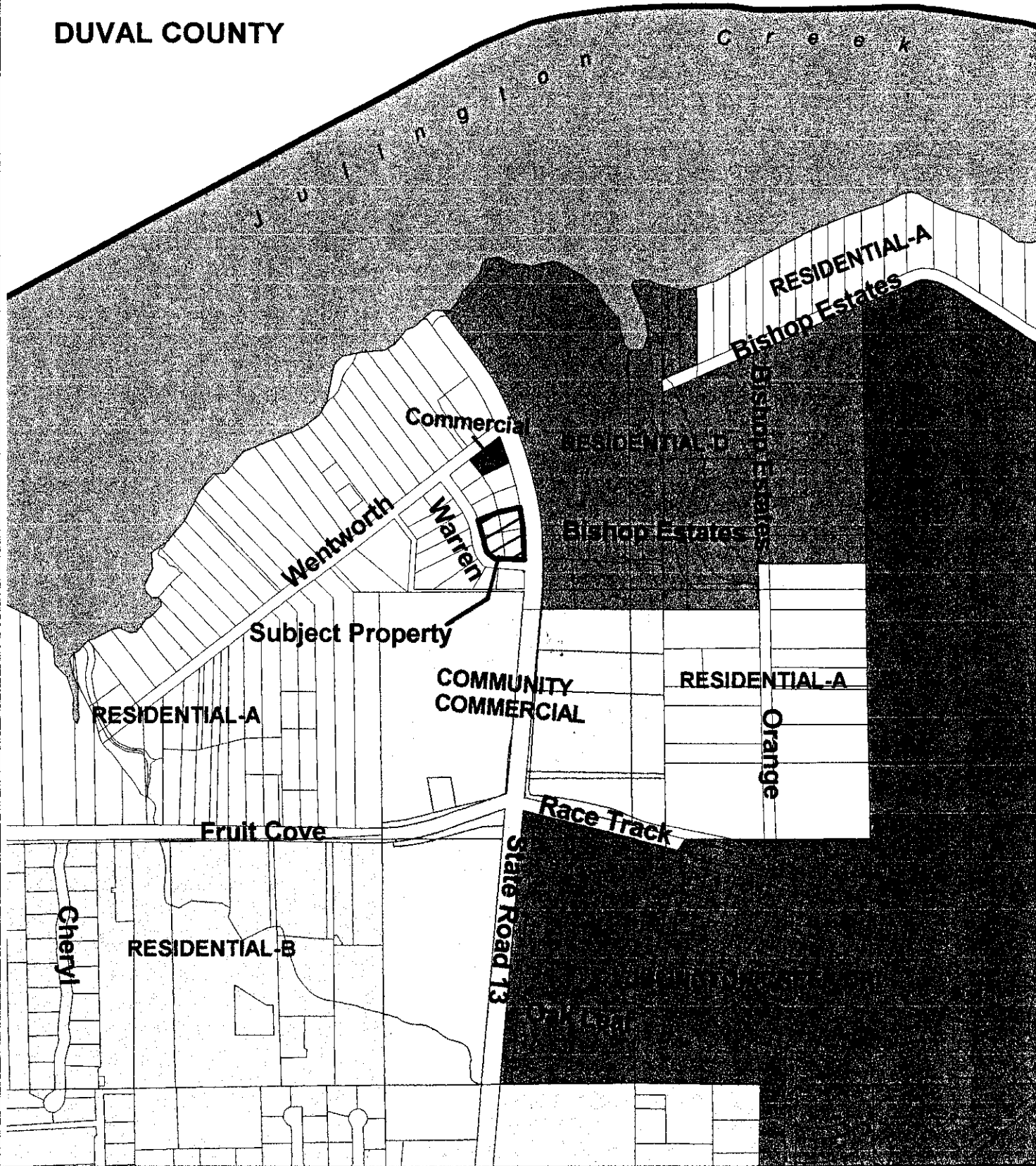
EFFECTIVE DATE: 5-25-01

Legal:

10-55 JULINGTON TERRACE REPLAT LOTS 4 5 (EX SE TRI PT IN OR939/504) ALL
LOTS 6 & 7 BLK 1 OR280/490 225/302 & 827/763

Also known as Parcel Number 004170-0050, located at the Northwest corner of State Road 13
North and Warren Circle.

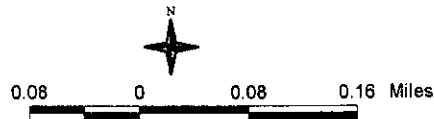
DUVAL COUNTY



Smoker's Express and Wine & Spirits
File Number: CPA-01-006
Proposed FLU: Community Commercial



Future Land Use Map
St. Johns County
Planning Department
April 10, 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 01 006**

SMOKERS EXPRESS/ WINE & SPIRITS

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

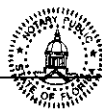
APRIL 9, 2001

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 # CC841814 EXPIRES
August 26, 2001
BONDED THRU TROY KAIN INSURANCE, INC.

Zoe Ann Moss

NOTICE OF PUBLIC HEARING TO CONSIDER 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 proposed amendment is known as File Number CPA-01-006 (Smoker's Express/Wine & Spirits), 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.

The property subject to the proposed amendment is located at 138 North State Road 13, at the Northwest corner of State Road 13 North and Warren Circle, within a portion of Section 30, Township 4 South, and Range 27 East. The property is known as Lots 4, 5, 6 and 7, of Block 1, "Julington Terrace Replat" as recorded in Plat Book 10, Page 55. A complete description is available in the Planning Offices. See map generally depicting the location. The amendment proposes to change the Future Land Use Map designation from Residential Density Zone "A" (A) to Community Commercial (CC).

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
L785-1 Apr 9, 2001

