

ORDINANCE NO. 2001- 71

**AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING THE FUTURE LAND USE MAP, FROM RESIDENTIAL DENSITY ZONE "C" TO INDUSTRIAL (I) 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 "C" To Industrial (I), 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.** This ordinance shall take effect 31 days after adoption. If challenged within 30 days after adoption, this ordinance shall not become effective until the state land planning agency or the Administration Commission issues a final order determining the adopted small scale amendment is in compliance.

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

**PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 4<sup>th</sup> DAY OF December 2001.**

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

BY: Marc A. Jacalone  
Marc A. Jacalone, Chair

Rendition Date: 12-06-01

**ATTEST: Cheryl Strickland, Clerk**

BY: Patricia DeGrande  
Deputy Clerk

**EFFECTIVE DATE: Jan. 4, 2002**



### LEGAL DESCRIPTION

Description by Surveyor:

A parcel of land situated in Government Lot 3, section 23, township 7 south, range 29 east, St. Johns County, Florida and being more particularly bounded and described as follows:

Commence at the intersection of the southeast right-of-way line of the Florida East Coast Railway and the east line of Government Lot 3; thence S 22°00'00" E along the east line of said Government Lot 3 a distance of 282.39 feet to the Point-of-Beginning for the herein described parcel; thence continue S 22°00'00" E along said east line of Government Lot 3 a distance of 565.40 feet; thence S 89°98'00" W, 475.19 feet to the east right-of-way line of Northwood Drive (60 foot right-of-way); thence N 00°09'19" W along said right-of-way line 258.13 feet to a point of curvature of a curve concave to the southeast, having a radius of 100.00 feet, a central angle of 50°17'00", an arc length of 87.76 feet and a chord bearing of N 24°59'11" E; thence northeasterly along the arc of said curve and along the right-of-way line of said Northwood Drive 87.76 feet to a point of tangency; thence 50°07'41" E along said right-of-way line of Northwood Drive 297.32 feet to the Point-of-Beginning.

The aforescribed parcel contains 3.78 acres, more or less.

The basis of bearing for the aforescribed parcel is the east line of said Government Lot 3, whose assumed bearing bears S 22°00'00" E.

### TAX PARCEL NUMBERS

096270-0100

096270-0080

RECEIVED  
NOV 27 2001  
ST. JOHNS COUNTY  
PLANNING DEPARTMENT

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 **FILE# CPA 00 006**

**DAVIS INDUSTRIAL**

in the Court, was published in said newspaper in the issues of  
**NOVEMBER 19, 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 **23<sup>RD</sup>** day of **NOVEMBER**  
by Linda Y Murray who is personally known to me  
or who has produced **PERSONALLY KNOWN** as identification.

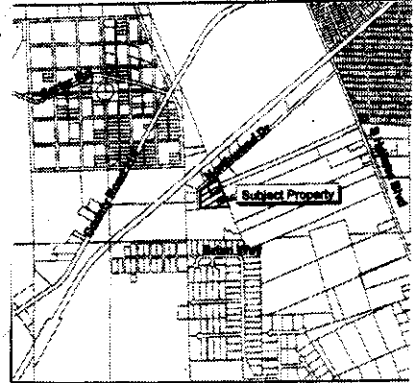
*Zoe Ann Moss*

(Signature of Notary Public)

(Seal)

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 St. Johns County  
Board of County Commissioners (BCC), at its regular meet-  
ing on **Tuesday, December 4, 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 Auditor-  
ium, County Administration Building, 4020 Lewis Speed-  
way (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 subject property is located at the end of Northwood  
Drive, Southwest of Holmes Boulevard, within a portion of  
Section 23, Township 7 South, and Range 29 East. A com-  
plete description is available in the St. Johns County Plan-  
ning Offices. See map generally depicting the location. The  
amendment proposes to change the Future Land Use Map  
designation from Residential Density Zone "C" to Indus-



trial (1).  
The proposed amendment is known as File Number  
CPA-00-006, Davis Industrial Park, and is available for  
review at the St. Johns County Planning Offices and  
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 ACCOM-**  
**MODATIONS AND TO ALL HEARING IMPAIRED PER-**  
**SONS:** In accordance with the Americans with Disabilities  
Act, persons needing a special accommodation to partici-  
pate 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.

It is anticipated that one or more St. Johns County Com-  
missioners may attend and participate in the meeting.

**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.**

ST. JOHNS COUNTY  
BOARD OF COUNTY COMMISSIONERS  
BY: MARC JACALONE, CHAIRPERSON  
File Number: CPA-00-006, Davis Industrial  
12501-1 Nov. 19th, 2001

2001