

ORDINANCE NO. 2002-19

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING THE FUTURE LAND USE MAP, FROM RESIDENTIAL DENSITY ZONE "A" TO RURAL COMMERCIAL (RC) 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" To Rural Commercial (RC), 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 19th DAY OF March 2002.

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

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

RENDITION DATE 3/21/2002

ATTEST: Cheryl Strickland, Clerk

BY: Robin L. Ploof
Deputy Clerk

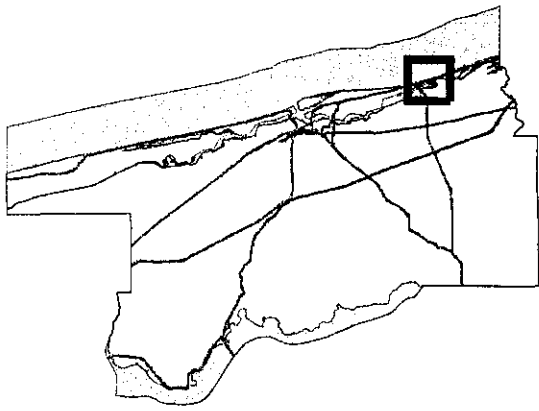
EFFECTIVE DATE: April 19, 2002

Legal Description / Tax Identification Number

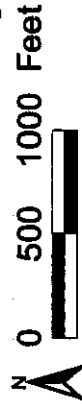
All of Lot 12 and the Section half of Lot 11 of Boys Work Incorporated Subdivision of Lots 1, 2 and 3 of SECTION 2, TOWNSHIP 9 SOUTH, RANGE 30 EAST, ANASTASIA ISLAND, according to the map or plat thereof as recorded in Plat Book 3, Page 13, Public Records of St. Johns County, Florida, lying West of State Road A1A.

And

BOYS WORK SUBDIVISION All of Lots thirteen (13) (except 150 feet OR 325/503) and Fourteen (14), all lying west of Road A1A and Riparian Rights.



Project Location Map



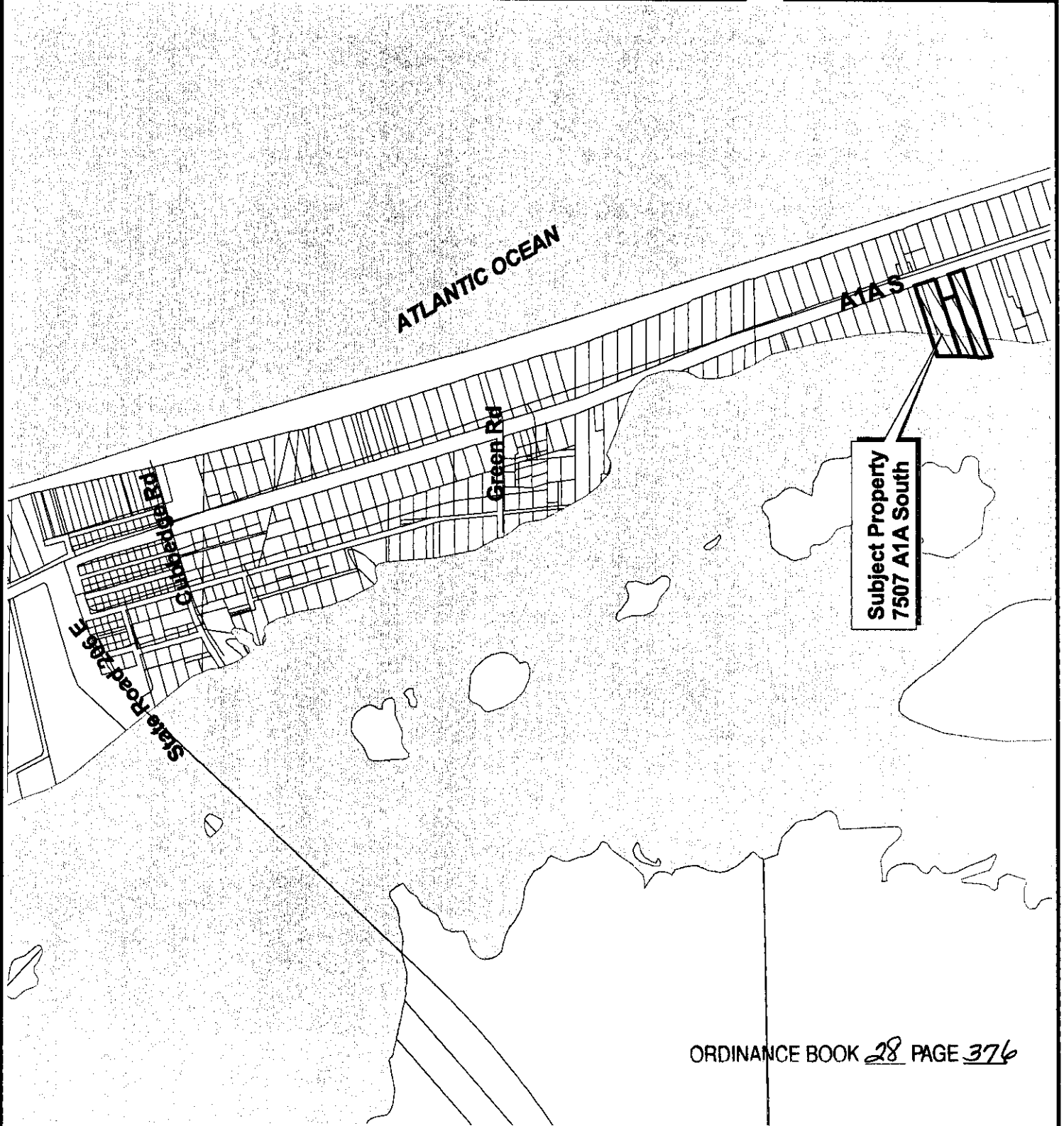
Map Prepared: Nov 13, 2001
*Depicts General Project Boundary

Rezoning For Devil's Elbow

FILE: CPA(SS)-2001-10
PUD2001-23



St. Johns County
Growth Mgmt. Svcs.
Planning Division



RECEIVED
MAR 11 2002
ST. JOHNS COUNTY
PLANNING DEPARTMENT

COPY OF ADVERTISEMENT

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

PUBLIC NOTICE (DISPLAY ADVERTISING)

In the matter of **FILE# CPA 01 10**

RIVERS EDGE & DEVILS ELBOW 7497 & 7507 AIA SOUTH

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

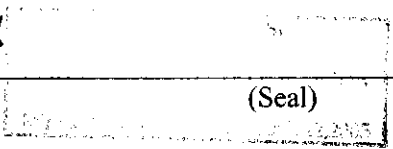
MARCH 4, 2002

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 **6TH** day of **MARCH** 2002
by [Signature] 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

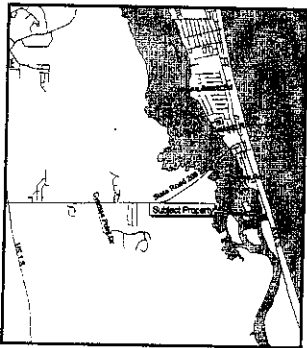
NOTICE OF PUBLIC HEARING TO CONSIDER A PROPOSED AMENDMENT TO THE FUTURE LAND USE MAP OF THE ST. JOHNS COUNTY 2015 COMPREHENSIVE PLAN

NOTICE IS HEREBY GIVEN that the St. Johns County Board of County Commissioners, at its regular meeting on Tuesday, March 19, 2002 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 US1 North, St. Augustine, Florida. All interested parties may appear at the meeting and be heard regarding the proposed amendment.

The subject property is located at 7497 and 7507 A1A South, Crescent Beach, on the west side of A1A, approximately 6,000 feet South of State Road 206, within a portion of Section 2, Township 9 South, and Range 30 East. A complete description is available in the St. Johns County Planning Offices. See map generally depicting the location. The amendment proposes to change the Future Land Use Map designation from Residential Density Zone "A" to Rural Commercial (RC).

EXHIBIT A

All of Lot 12 and the Section half of Lot 11 of Boys Work Incorporated Subdivision of Lots 1, 2 and 3 of SECTION 2, TOWNSHIP 9 SOUTH,



RANGE 30 EAST, ANASTASIA ISLAND, according to the map or plat thereof as recorded in Plat Book 3, Page 13, Public Records of St. Johns County, Florida, lying West of State Road A1A and BOYS WORK SUBDIVISION All of Lots thirteen (13) (except 150 feet OR 325/503) and Fourteen (14), all lying west of Road A1A and Riparian Rights.

The proposed amendment is known as File Number CPA-01-10, River's Edge and Devil's Elbow, and is available for review at the local 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 ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing a special accommodations or an interpreter to participate in this proceeding should contact ADA Coordinator at (904) 823-2501 at the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, 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 this 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.

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
MARC A. JACALONE, CHAIRMAN
File Number: CPA-01-10 Devil's Elbow