

**ORDINANCE NO. 2002- 32**

**AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING THE FUTURE LAND USE MAP, FROM RESIDENTIAL DENSITY ZONE "B" TO COMMERCIAL "CM" 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 "B" To Commercial "CM," 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** June **2002.**

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

**BY:** James E. Bryant  
**James E. Bryant, Chair**

RENDITION DATE June 6, 2002

**ATTEST:** Cheryl Strickland, Clerk

**BY:** Joanne King  
**Deputy Clerk**

**EFFECTIVE DATE:** July 5, 2002

Legal Description

A parcel of land, being a portion of Government Lot 3, Section 15, Township 3 South, Range 29 East, St. Johns County, Florida; together with Lot 2, Block 47, Ponte Vedra, according to plat recorded in the Public Records of said county in Map Book 5, Page 24, being more particularly described as follows:

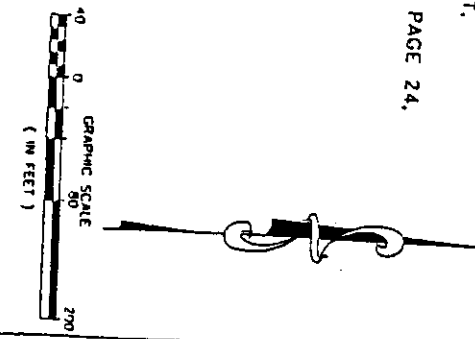
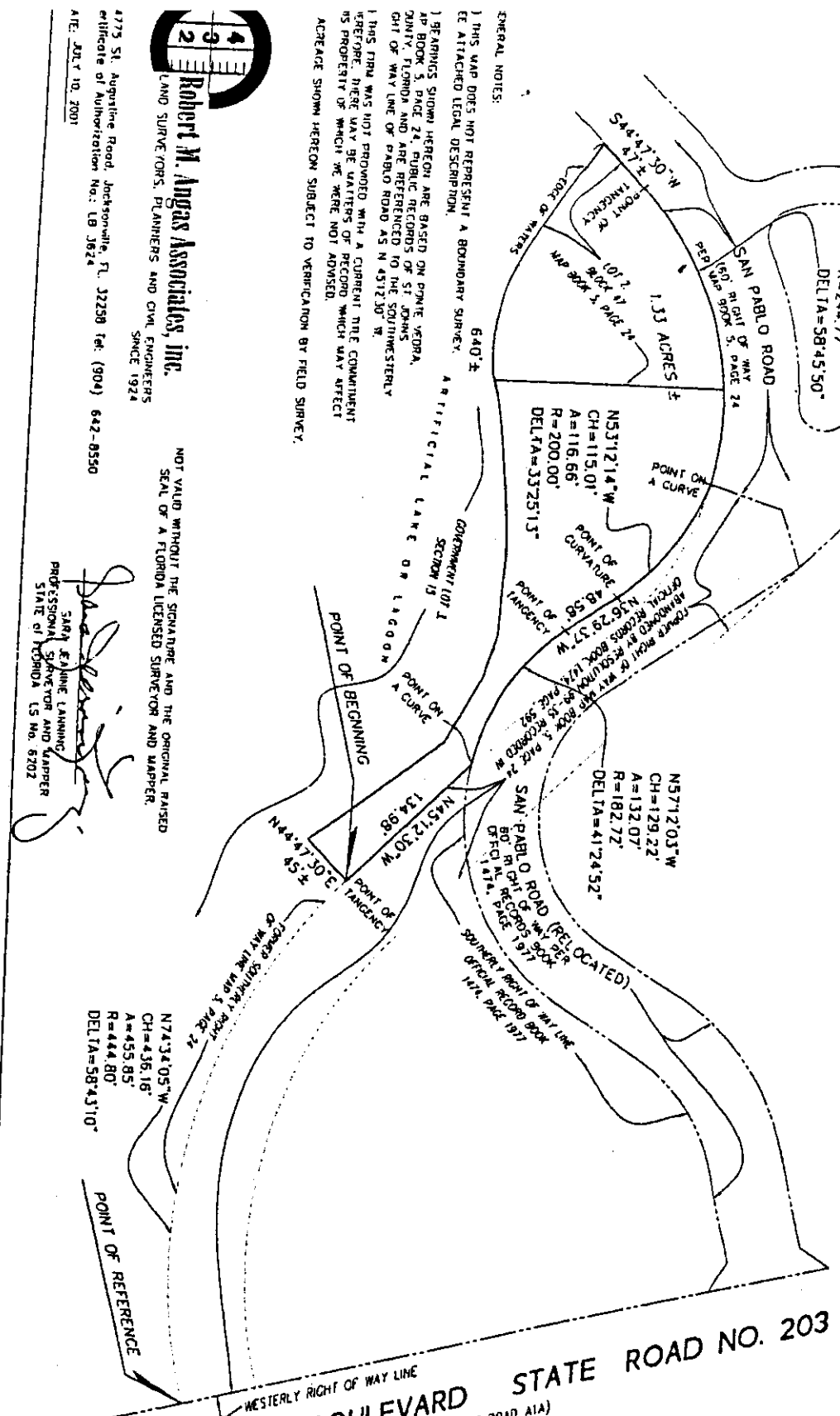
For Point of Reference, commence at the intersection of the Westerly right of way line of Ponte Vedra Boulevard, State Road No. 203 (formerly State Road A-1-A, a 66 foot right of way, as now established) with the former Southerly right of way line of Pablo Road (a 60 foot right of way per said plat of Ponte Vedra, abandoned by Resolution No. 99-35 recorded in Official Records Book 1474, Page 592, Public Records of said county), and run Northwesterly, along said former Southerly right of way line and along the arc of a curve, concave Northeasterly and having a radius of 444.80 feet, an arc distance of 455.85 feet to the point of tangency and the Point of Beginning, said arc being subtended by a chord bearing and distance of North 74° 34' 05" West, 436.14 feet.

From the Point of Beginning thus described, run North 45° 12' 30" West, along said former Southerly right of way line, a distance of 134.98 feet to a point on a curve lying in the Southerly right of way line of Pablo Road (relocated, a 60 foot right of way per Official Records Book 1474, Page 1977, said public records); run thence Northwesterly, along said Southerly right of way line the following courses: First course, Northwesterly, along the arc of a curve, concave Northeasterly and having a radius of 182.72 feet, an arc distance of 132.07 feet to the point of tangency, said arc being subtended by a chord bearing and distance of North 57° 12' 03" West, 129.22 feet; Second course, North 36° 29' 37" West a distance of 48.58 feet to a point of curvature; Third course, Northwesterly, along the arc of a curve, concave Southwesterly and having a radius of 200.00 feet, an arc distance of 116.66 feet to a point on a curve lying in the aforementioned Southerly right of way line of Pablo Road (Map Book 5, Page 24), said arc being subtended by a chord bearing and distance of North 53° 12' 14" West, 115.01 feet; run thence Southwesterly, along said Southerly right of way line the following courses: First course, Southwesterly, along the arc of a curve, concave Southeasterly and having a radius of 244.77 feet, an arc distance of 251.04 feet to the point of tangency, said arc being subtended by a chord bearing and distance of South 74° 10' 23" West, 240.18 feet; Second course, South 44° 47' 30" West a distance of 47 feet, more or less, to the edge of the waters of an artificial lake or lagoon; run thence Southeasterly, along the edge of said waters, a distance of 640 feet, more or less, to a point which bears South 44° 47' 30" West from the point of beginning; run thence North 44° 47' 30" East a distance of 45 feet, more or less to the Point of Beginning.

Together with Lot 2, Block 47, Ponte Vedra, according to Plat recorded in Map Book 5, Page 24, of the public records of St. Johns County, Florida


Parcel # 057960-0000 and a portion of parcel # 050910-0000

**SKETCH TO ACCOMPANY DESCRIPTION**  
 OF A PORTION OF GOVERNMENT LOT 3, SECTION 15, TOWNSHIP 3 SOUTH, RANGE 29 EAST,  
 ST. JOHNS COUNTY, FLORIDA;  
 TOGETHER WITH LOT 2, BLOCK 47, PONTE VEDRA, ACCORDING TO PLAT RECORDED IN MAP BOOK 5, PAGE 24,  
 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA




ORDINANCE BOOK 28 PAGE 601

GENERAL NOTES:  
 1) THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. IT IS ATTACHED LEGAL DESCRIPTION.  
 2) BEARINGS SHOWN HEREON ARE BASED ON PRIME MERIDIAN, MAP BOOK 5, PAGE 24, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA AND ARE REFERENCED TO THE SOUTHWESTERLY CORNER OF WAY LINE OF PABLO ROAD AS N 43'12'30" W.  
 3) THIS MAP WAS NOT PROVIDED WITH A CURRENT TITLE COMMITMENT REFERENCE. THERE MAY BE CHANGES OF RECORD WHICH MAY AFFECT THE PROPERTY OF WHICH WE WERE NOT ADVISED.  
 4) ACREAGE SHOWN HEREON SUBJECT TO VERIFICATION BY FIELD SURVEY.

  
**Robert M. Angas Associates, Inc.**  
 LAND SURVEYORS, PLANNERS AND CIVIL ENGINEERS  
 SINCE 1924

4729 St. Augustine Road, Jacksonville, FL 32258 Tel: (904) 642-0550  
 Certificate of Authorization No.: LB J624  
 A/E: JULY 10, 2001

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED  
 SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.  
  
 SARA E. LANNING  
 PROFESSIONAL SURVEYOR AND MAPPER  
 STATE OF FLORIDA US No. 6702

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



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

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

June 12, 2002

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 June 10, 2002 and certified copies of Ordinance Nos. 2002-32 and 2002-33, which were filed in this office on June 11, 2002.

Sincerely,

A handwritten signature in cursive script that reads "Liz Cloud".

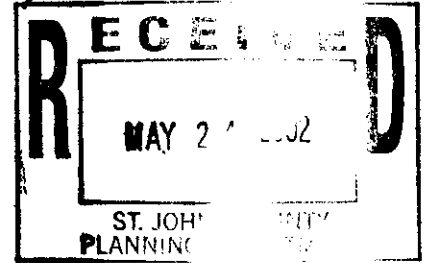
Liz Cloud, Chief  
Bureau of Administrative Code

LC/mp

ORDINANCE BOOK 28 PAGE 602

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 (DISPLAY ADVERTISING)**

In the matter of **FILE# CPA 01 08**

**ISLAND HOUSE INN**

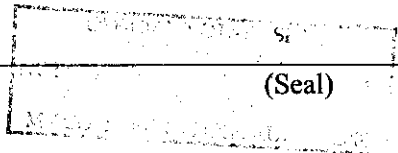
in the Court, was published in said newspaper in the issues of

**MAY 20, 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 **22<sup>ND</sup>** day of **MAY** 2002  
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

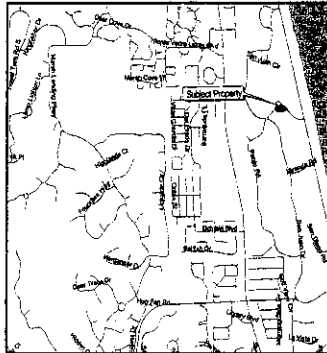
The theme park resort plans pen attractions based on the movies "Shrek" and "Jimmy Neutron: Boy Genius" at a cost of million. The 10-minute "Shrek" show, which also will open at Universal

major new rides or attractions last

Clearwater Police spokesman.

## NOTICE OF A 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 June 4, 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 hearings 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 subject property is located at 2 Pablo Road, East of A1A, West of Ponte Vedra Boulevard. 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 "B" to Commercial (CM).

The proposed amendment is known as File Number CPA-01-08, Island House Inn, and is available for review at the local County Planning Office 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 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  
JAMES E. BRYANT, CHAIRMAN  
File Number: CPA-01-08, Island House Inn

### PRAYER TO THE BLESSED VIRGIN

ever known to fail.) Oh, most beautiful flower of Mt. Carmel, fruitful vine, splendor of Heaven, blessed Mother of the son of God, Immaculate Virgin, assist me in my necessity. O Star of the Sea, help me and show me herein you are my mother. O Holy, Mary, Mother of God, Queen of Heaven and Earth! I humbly beseech you from the bottom of my heart to succor me in this necessity. There are none that can withstand your power. O Mary, show me herein you are my mother. Oh Mary, conceived without sin, pray for us who have recourse to thee (three times). Holy Spirit, you who solve all problems, light all roads so that we can attain my goal. You who give me the divine gift to forgive and forget all evil against me and that in all instances in my life you are with me, I want in this short prayer to thank you for all things as you confirm once again that I never want to be separated from you in eternal glory. Thank you for your mercy toward me and mine. (The person must say this prayer three consecutive days, the request will be granted. This prayer must be published after the favor is granted.)

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SINCE 1894  
USE OF A HEALTHY DRINK  
11 AM TO 9 PM  
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st World