

ORDINANCE NO. 2003- 24

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING 2015 FUTURE LAND USE MAP OF COMPREHENSIVE PLAN, ORDINANCE NO. 2000-34, AS AMENDED, FOR PROPERTY LOCATED ALONG NORTHWOOD DRIVE FROM RESIDENTIAL – C TO INDUSTRIAL (I) PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; 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, Sections 163.3184, 163.3187 and 163.3189 Florida Statutes provide 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 2015 Future Land Use Map of the Comprehensive Plan is amended from Residential – C to Industrial for the property described on **EXHIBIT A**, based on the following Findings of Fact:

- a. The amendment was fully considered after public hearing pursuant to legal notice duly published as required by law; and
- b. The amendment is consistent with the State Comprehensive Plan, the Northeast Florida Strategic Regional Policy Plan, and Rule 9J-5, Florida Administrative Code; and
- c. The amendment is consistent with applicable sections of the St. Johns County Comprehensive Plan and the St. Johns County Land Development Code.

SECTION 2. The remaining portions of the St. Johns County Comprehensive Plan, 2000-34 and the 2015 Future land Use Map, 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 amendment to the St. Johns County Comprehensive Plan shall become effective on the date the State Land Planning Agency issues a final order determining the adopted amendment to be in compliance in accordance with Section 163.3184 (9) Florida Statutes, or in the alternative and if applicable on the date the Florida Administration Commission issues a final order determining the adopted amendment to be in compliance in accordance with Section 163.3184 (10) Florida Statutes.

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 25th DAY OF March 2003.

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

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

RENDITION DATE 03-26-03

ATTEST: Cheryl Strickland, Clerk

BY: Yvonne King
Deputy Clerk

EFFECTIVE DATE: June 12, 2003



LEGAL DESCRIPTION BY SURVEYOR

(for Davis Industrial Park – Major Land Use Map Amendment)

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:

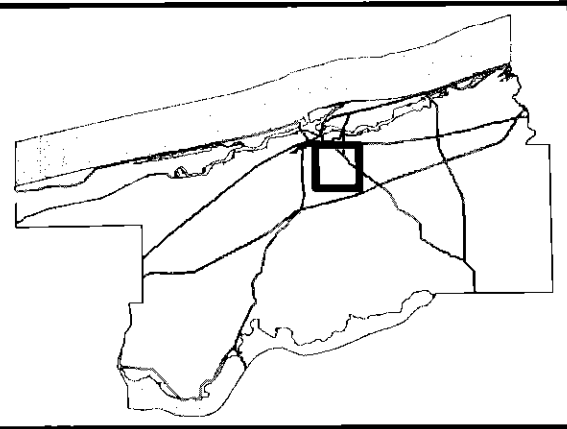
Commence at the intersection of the southeast right-of-way line of the Florida East Coast Railroad and the east line of said Government Lot 3; *thence E 22°00'00" E* along the said east line of Government Lot 3 a distance of 847.78 feet to the Point-of-Beginning for the herein described parcel; *thence continue S 22°00'00" E* along said east line of Government Lot 3, a distance of 1022.42 feet to the north line of Lyndale Acres as recorded in map book 14, pages 90 & 91 of the public records of St. Johns County, Florida; *thence N 88°37'38" W* along said north line of Lyndale Acres 988.07 feet to the northwest corner of said Lyndale Acres; *thence N 00°10'07" W* along the west line of said section 23 a distance of 551.05 feet to the south line of those lands described in official records book 886, page 1677 of said public records; *thence N 89°51'35" E* along the south line of said lands described in official records book 886, page 1677 and the south line of Northwood Drive 268.18 feet to the east line of Northwood Drive; *thence N 00°09'19" W* along the east line of Northwood Drive 32.29 feet; *thence N 89°49'00" E* a distance of 475.19 feet to the Point-of-Beginning.

The aforescribed parcel contains 11.62 acres more or less.

TAX PARCEL NUMBERS

096270-0090

096270-0040

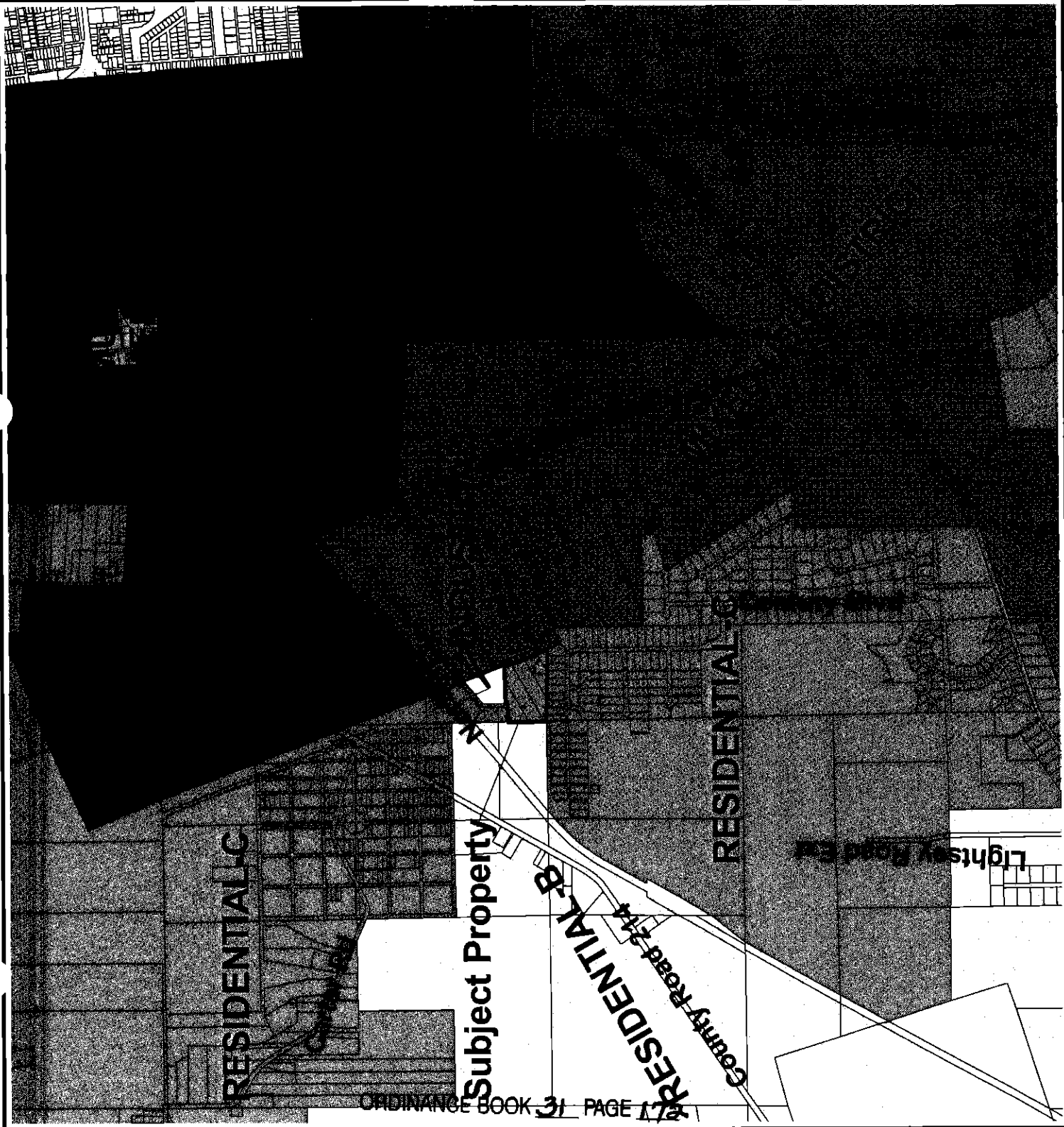


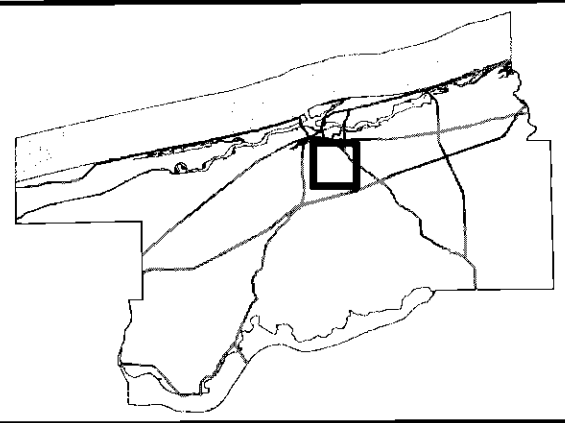
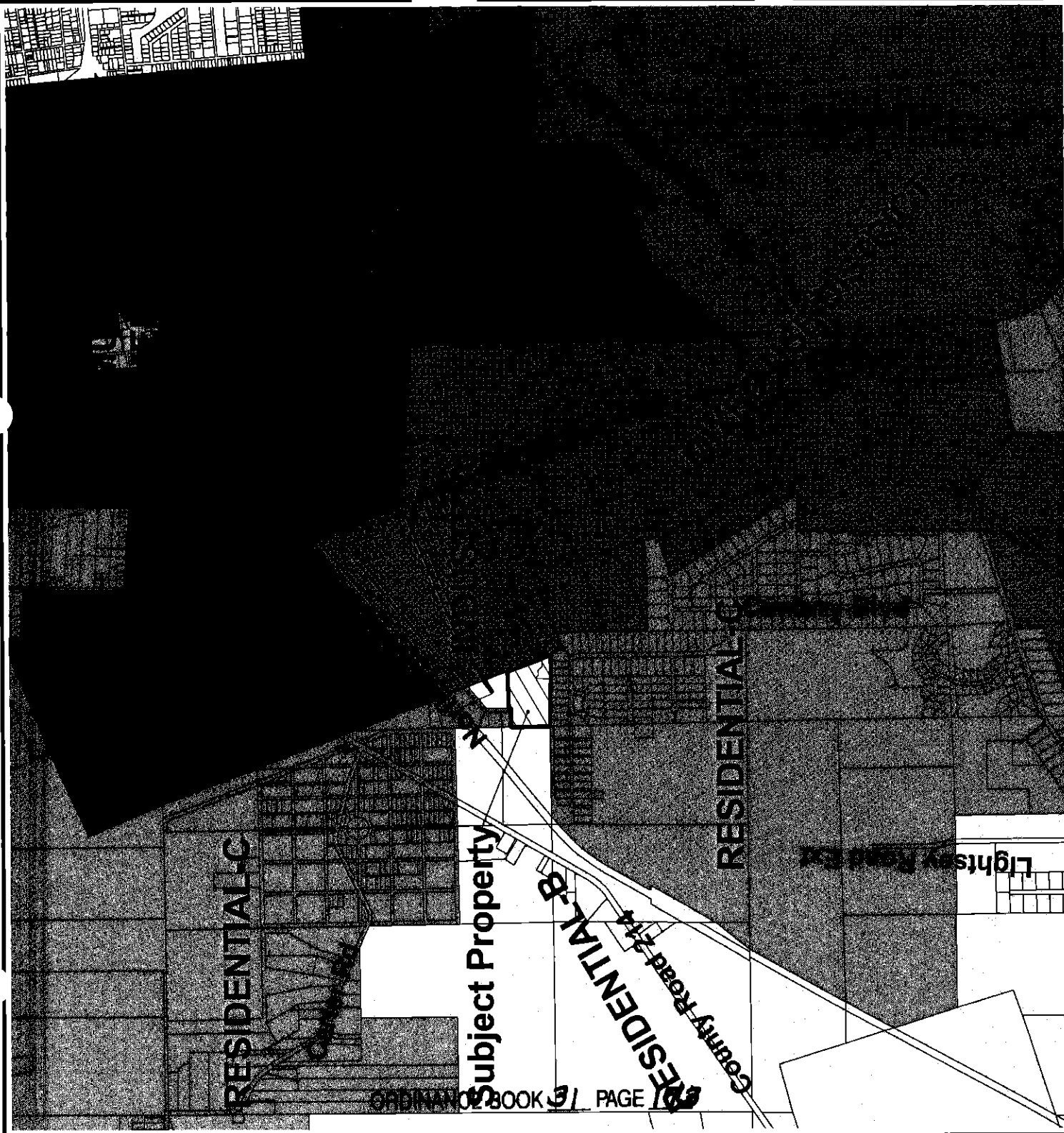
Future Land Use Map



Map Prepared: Feb. 13, 2003
*Depicts General Project Boundary

Comprehensive
Plan Amendment
For
Davis Industrial
Park Phase 2
FILE: COMPAMD2002-02
St. Johns County
Growth Mgmt. Svcs.
Planning Division





Future Land Use Map



Map Prepared: Feb. 13, 2003
 *Depicts General Project Boundary

Comprehensive Plan Amendment
 For
 Davis Industrial
 Park Phase 2
 Amended FLU: Industrial
 St. Johns County Ordinance #:
 FILE: COMPAMD2002-02
 St. Johns County
 Growth Mgmt. Svcs.
 Planning Division



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

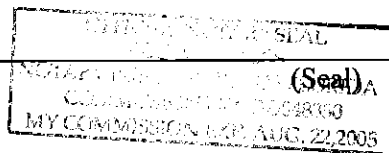
Before the undersigned authority personally appeared **Patricia Bergquist**
who on oath says that she is Accounting Clerk of the St. Augustine Record,
a daily newspaper published at St. Augustine in St. Johns County, Florida:
that the attached copy of advertisement, being a Display Ad / Notice of Public Hearing
in the matter of SJC Comprehensive Plan Future Land Use Map (1990-2015)
in the Circuit Court was published in said newspaper in the issues of
February 19, 2003

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.

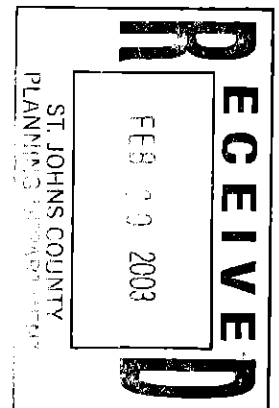
Sworn to and subscribed before me this 19th day of February 2003

by Patricia Bergquist who is personally known to me
or who has produced PERSONALLY KNOWN as identification.

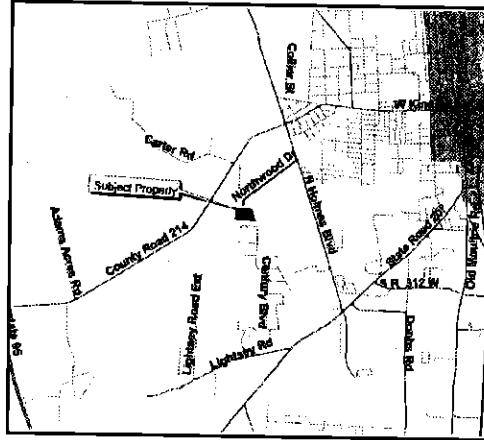
Zoe Ann Moss
(Signature of Notary Public)



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 St. Johns County Planning and Zoning Agency at its regular meeting on Thursday, April 17, 2003, at 1:30 p.m. and the Board of County Commissioners, at its regular meeting on Tuesday, May 6, 2003 at 1:30 p.m., will hold public hearings to consider a proposed 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 approximately 11.6 acres and is located at the base of Northwood Drive. A complete legal description is 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 "C" to Industrial (I).

The proposed amendment is known as File Number CPA (SS)-2002-02, Davis Industrial Park Phase 2, 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 records of the proceedings and for such purpose may need to ensure that verbatim records of the proceedings are made, which records 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 special accommodations to participate in the proceedings 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 at 1-800-955-8770, no later than 5 days prior to the date of the hearings.

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.

PLANNING AND ZONING AGENCY
ST. JOHNS COUNTY, FLORIDA
BY: DON HOUSE, CHAIRMAN
File Number: CPA (SS) 2002-02 Davis Industrial Park

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA
BY: JAMES E. BRYANT, CHAIRMAN