

**ORDINANCE NO. 2003 - 29**

**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 PROPERTIES LOCATED ALONG DOBBS ROAD FROM RESIDENTIAL - C TO MIXED USE 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**, Section 163.3184, 163.3187 and 163.3189 Florida Statutes provides the process for the adoption of a Comprehensive Plan amendments; 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, for properties located along Dobbs road from Residential-C to Mixed Use as shown 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.
- 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 effect 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 ADOPTED 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 03/20/03

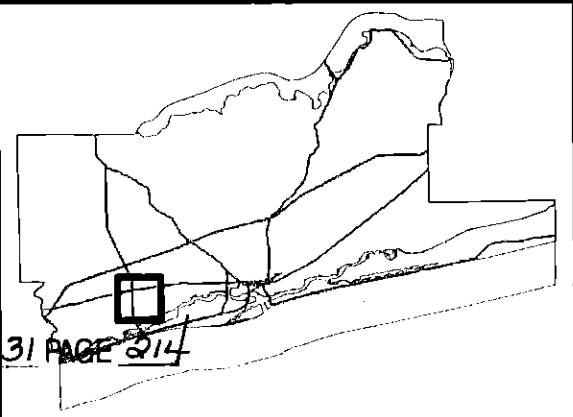
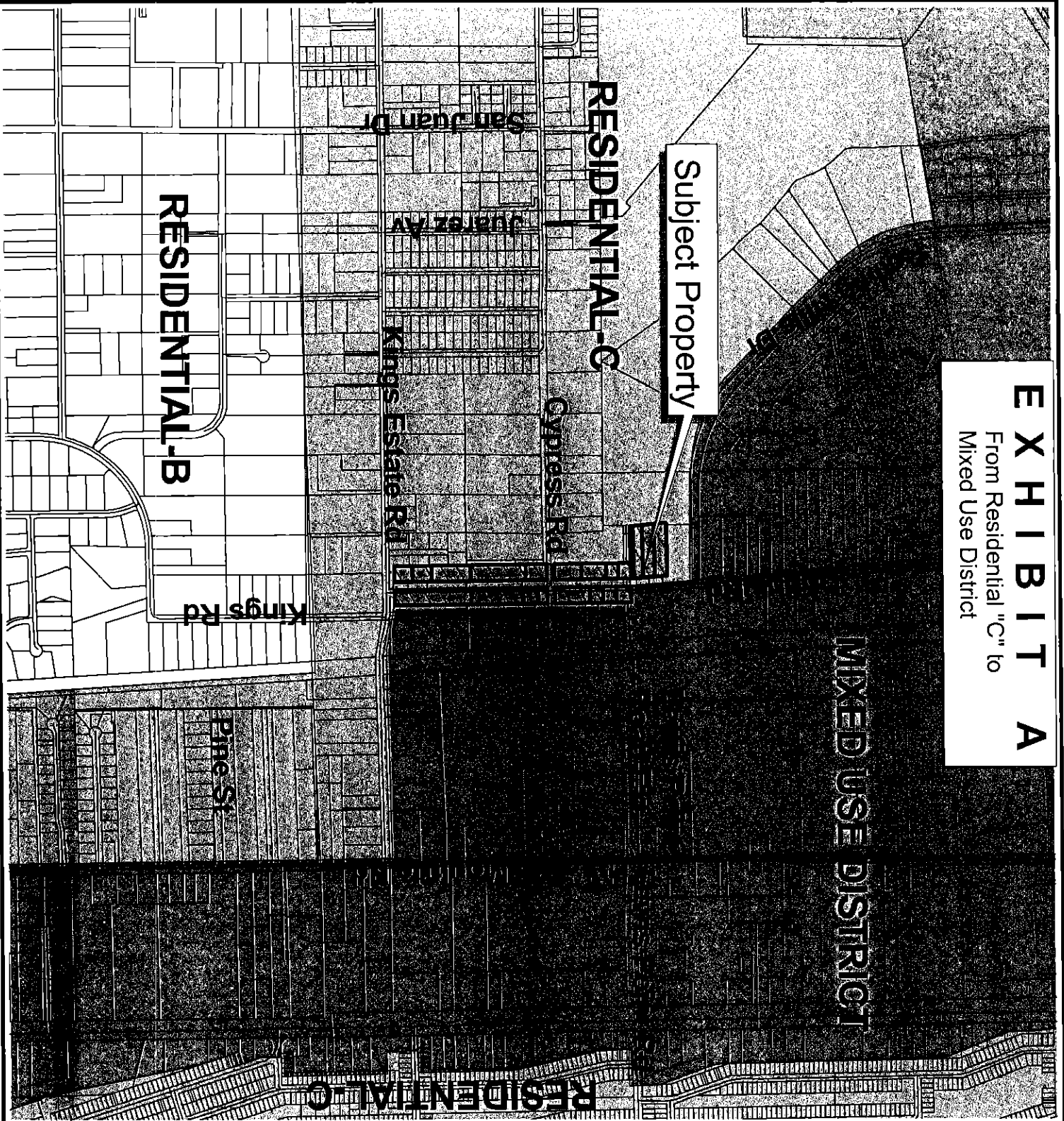
ATTEST: Cheryl Strickland, Clerk

BY: Uwanne King  
Deputy Clerk

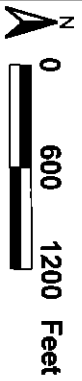
EFFECTIVE DATE: June 12, 2003



**EXHIBIT A**  
 From Residential "C" to  
 Mixed Use District



**Future Land  
 Use Map**

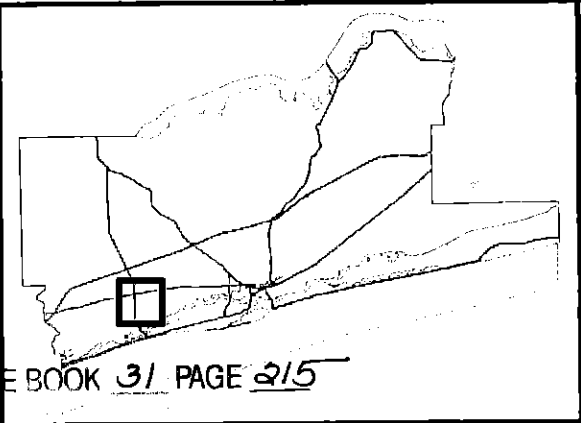
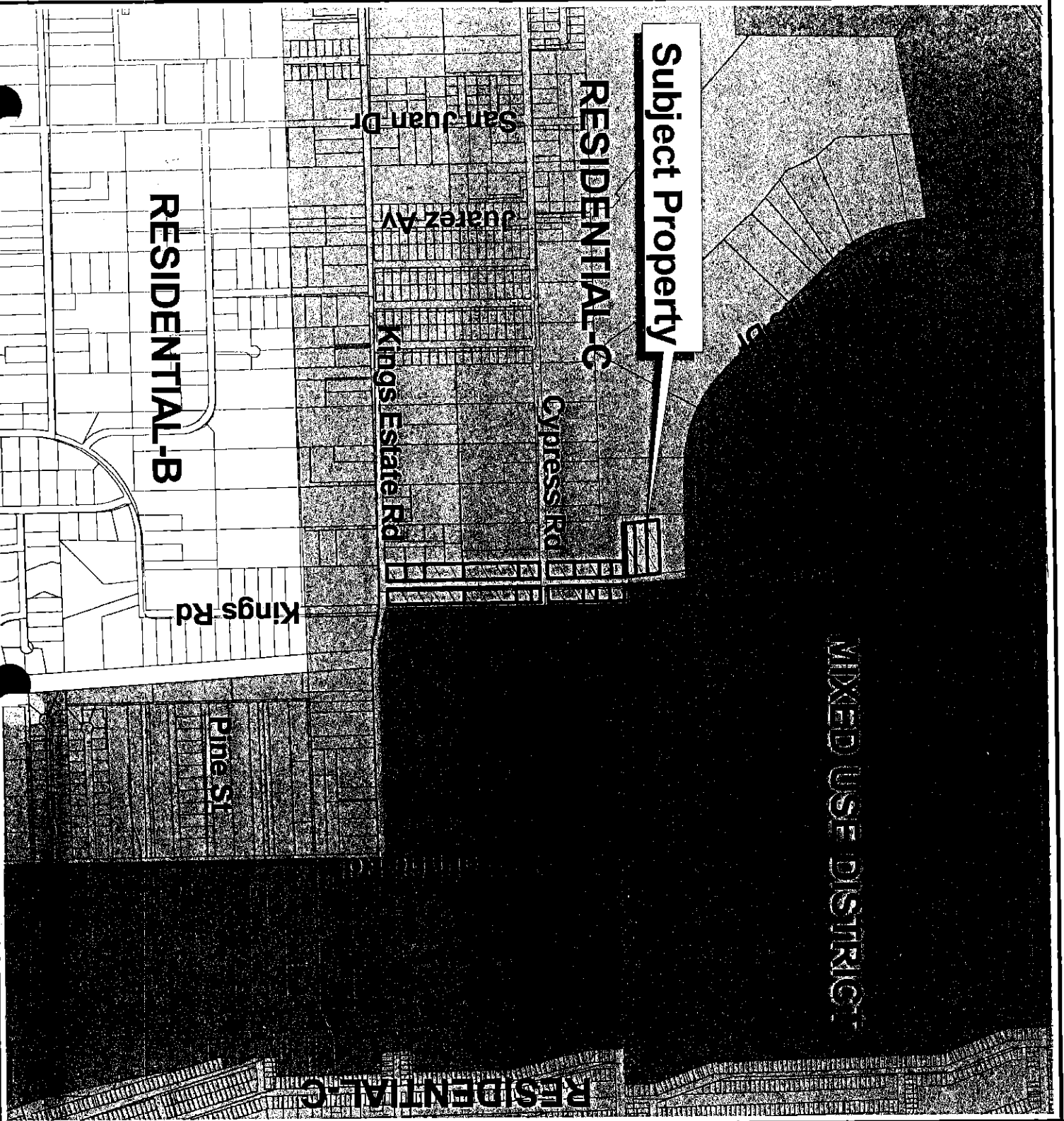


Map Prepared: Sep 12, 2002  
 \*Depicts General Project Boundary

**Comprehensive  
 Plan  
 Amendment**

Amended FLU: Mixed-Use  
 St. Johns County Ordinance: 2003-  
 St. Johns County  
 Growth Mgmt. Svcs.  
 Planning Division



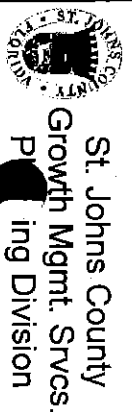


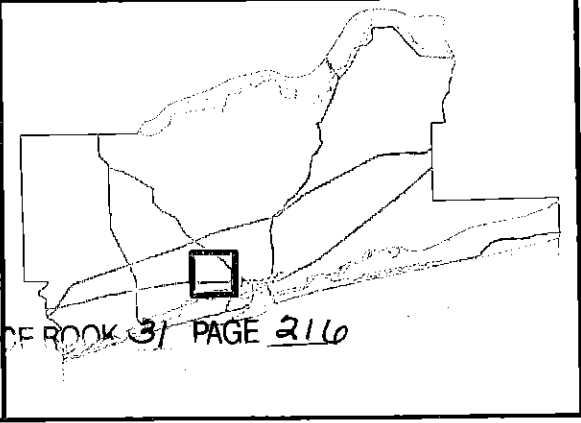
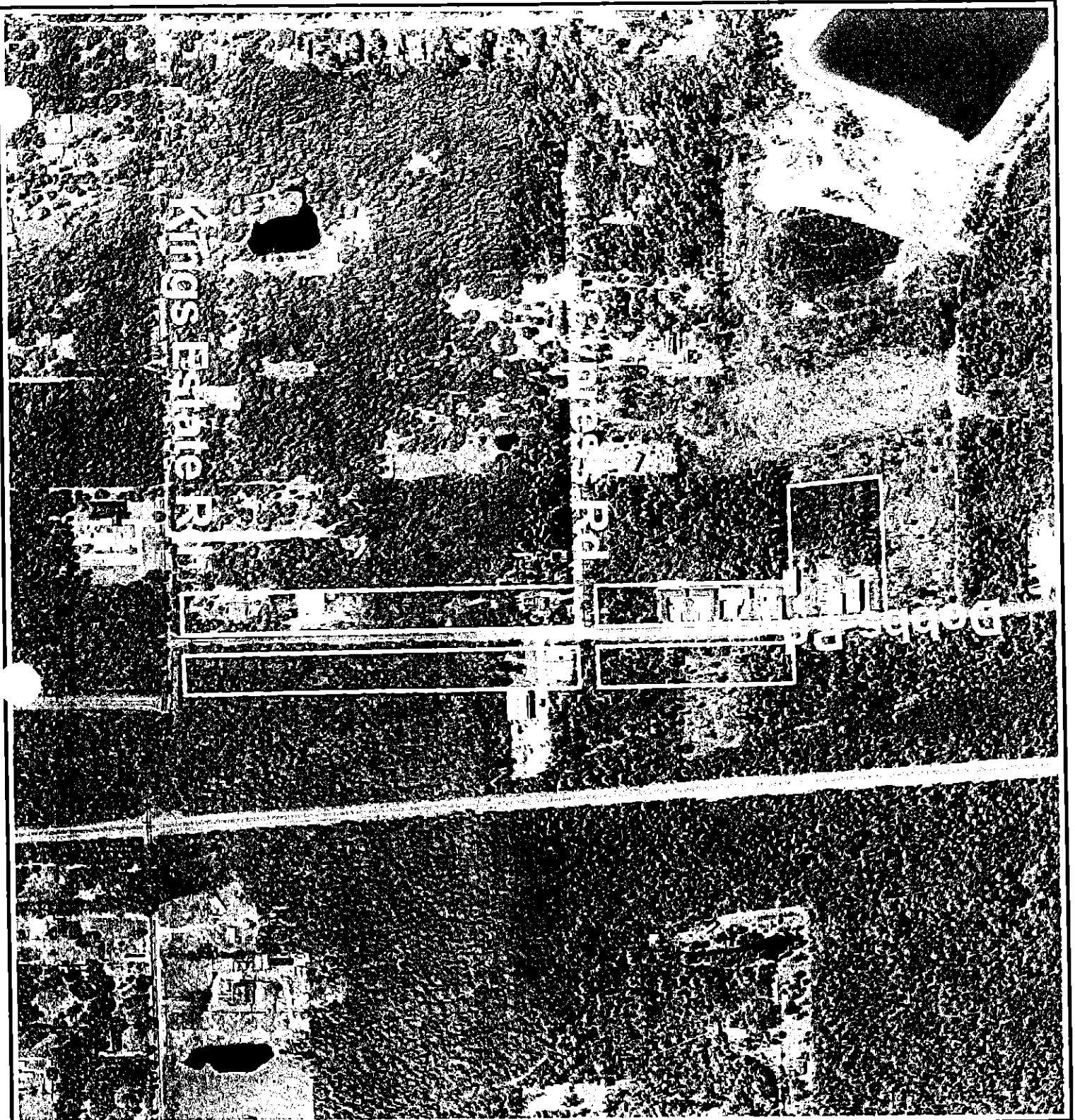
# Future Land Use Map



Map Prepared: Sep 12, 2002  
 \*Depicts General Project Boundary

**Comprehensive Plan Amendment**






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# 1999 Aerial Photography

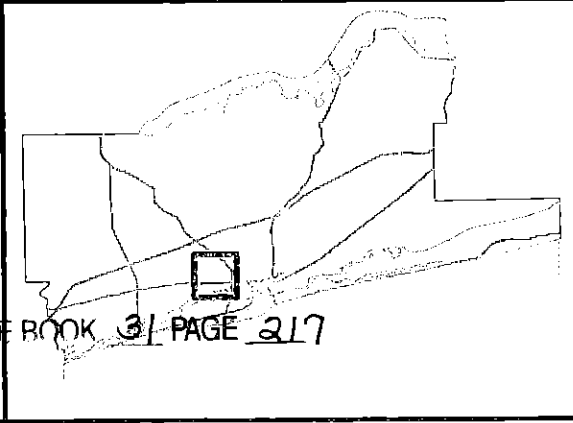
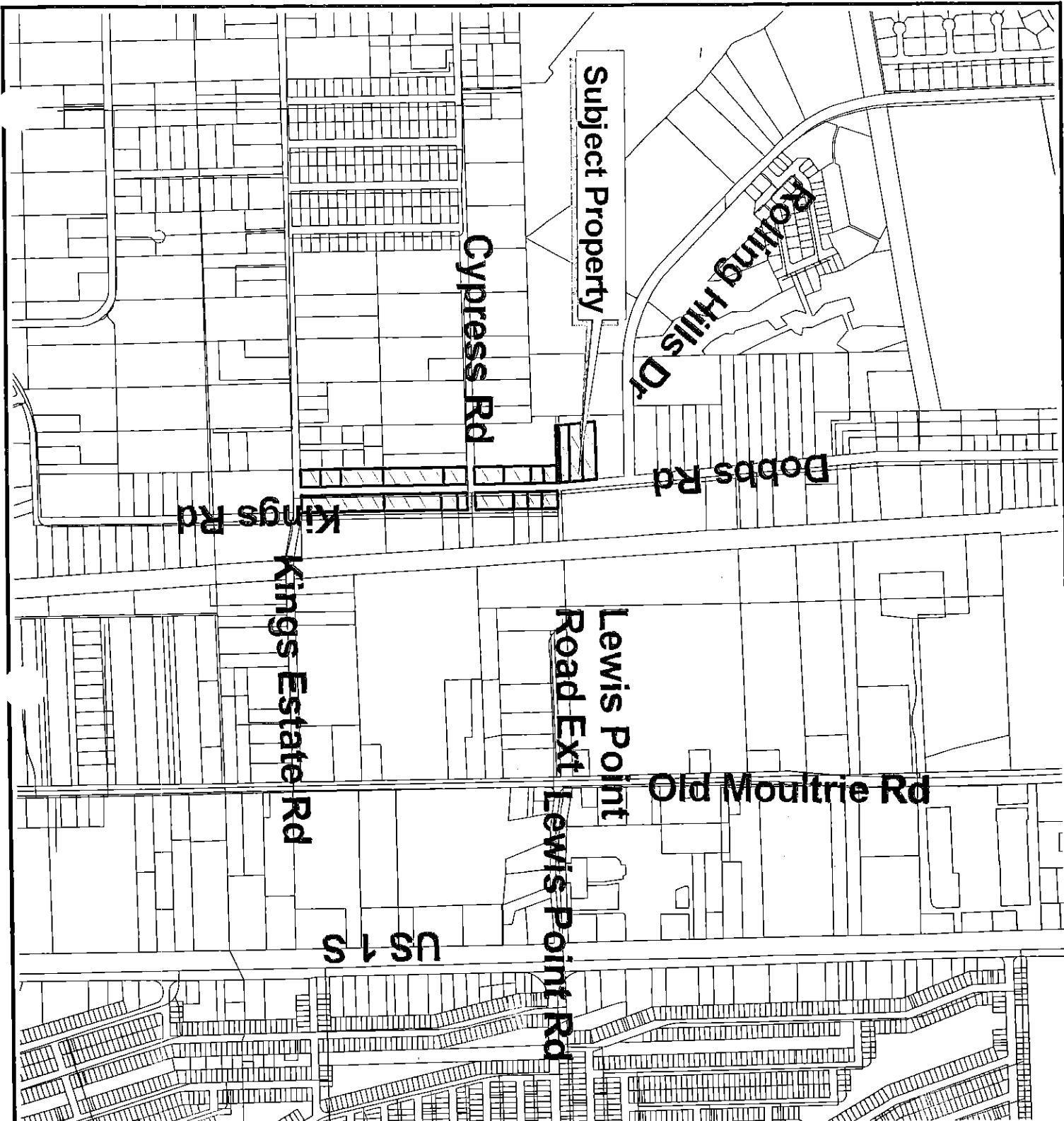


Map Prepared: Sep 10, 2002  
 \*Depicts General Project Boundary

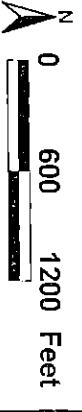
**Comprehensive  
 Plan  
 Amendment**



St. Johns County  
 Growth Mgmt. Svcs.  
 Planning Division




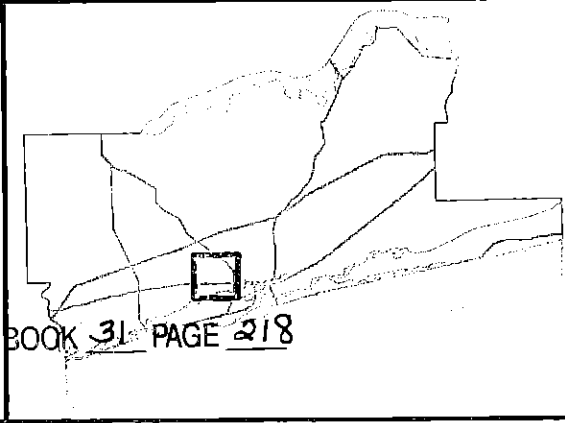
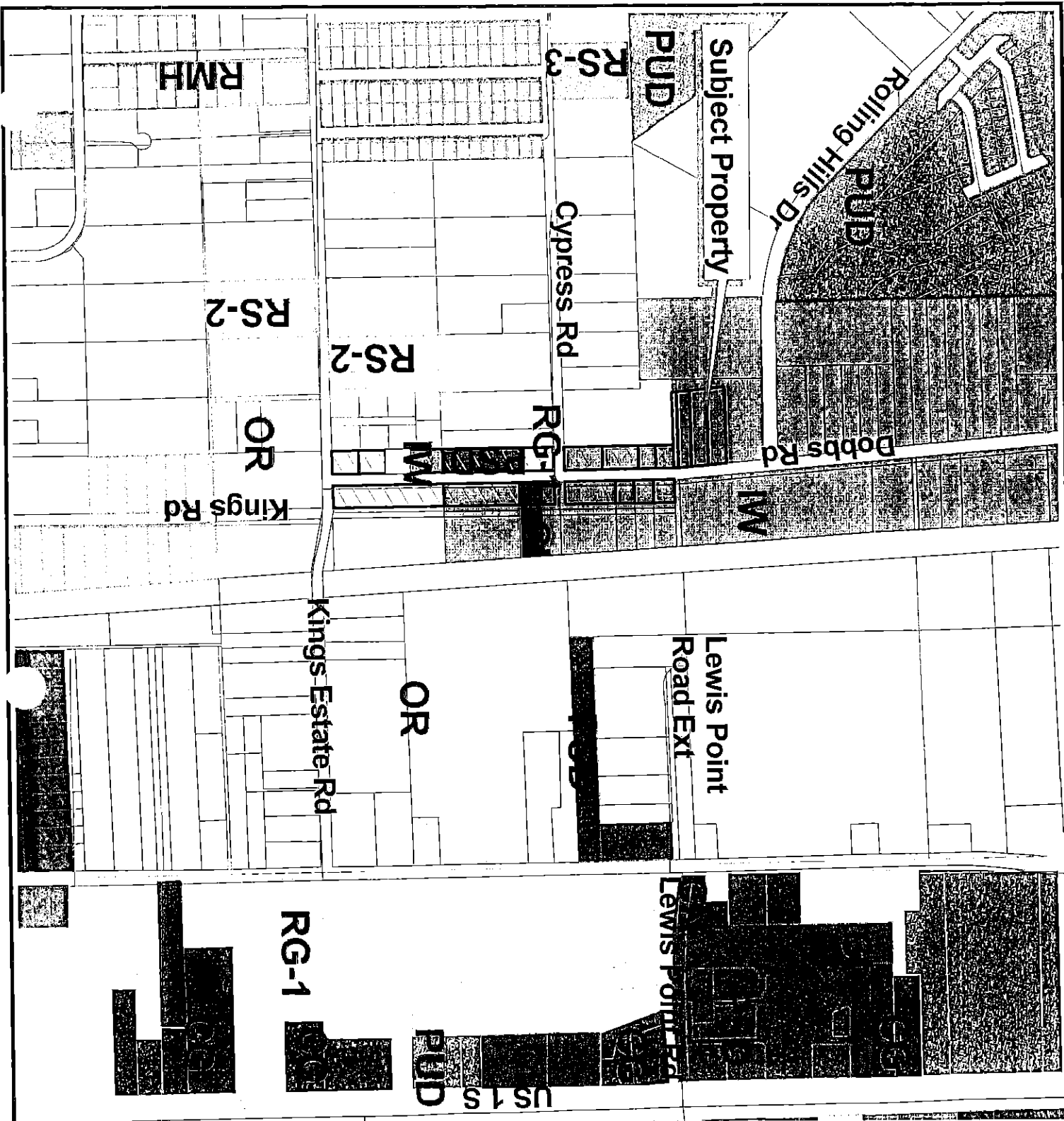
# Project Location Map



Map Prepared: Sep 12, 2002  
 \*Depicts General Project Boundary

## Comprehensive Plan Amendment


 St. Johns County  
 Growth Mgmt. Svcs.  
 Planning Division



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# General Zoning Map



Map Prepared: Sep 12, 2002  
 \*Depicts General Project Boundary

## Comprehensive Plan Amendment

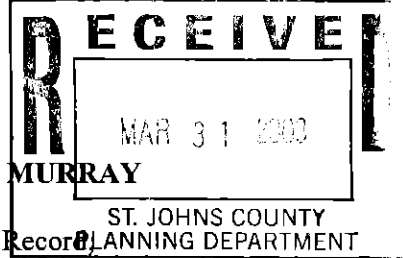
St. Johns County  
 Growth Mgmt. Svcs.  
 Planning Division



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 **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 ADVERTISEMENT)**

In the matter of **PROPOSED AMENDMENTS**

**SJC COMPREHENSIVE PLAN FUTURE LAND USE MAP (1990-2015)**

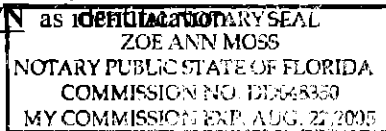
in the Court, was published in said newspaper in the issues of

**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 **28<sup>TH</sup>** day of **MARCH** 2003

by *Linda Y Murray* who is personally known to me  
or who has produced **PERSONALLY KNOWN** as ~~identification~~ **identification**



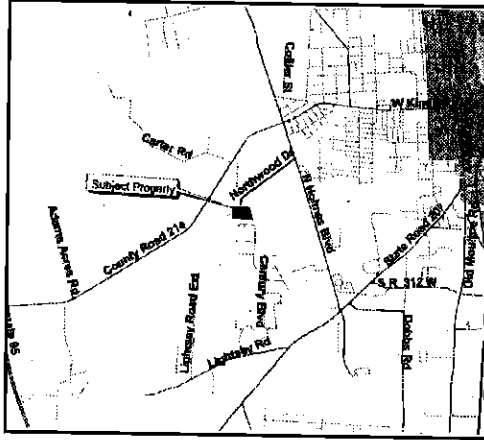
*Zoe Ann Moss*  
(Signature of Notary Public)

(Seal)

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