

ORDINANCE NO. 2003- 47

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 AND CORRECTING ORDINANCE 2003-32, FROM RURAL/SILVICULTURE TO RESIDENTIAL - C AND RESIDENTIAL - B

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA:

WHEREAS, That St. Johns County Ordinance 2003-32 hereby be corrected for reasons that the intended comprehensive plan was not correctly noted.

WHEREAS, Chapters 125 and 163, Florida Statutes provide for the Board of County Commissioners to prepare, implement and enforce Comprehensive Plan 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,

SECTION 1. Upon consideration of the support documents, the recommendations of the Planning and Zoning Agency and statements from Staff received in public hearing, finds as follows:

1. The amendments were fully considered after public hearing pursuant to legal notice duly published as required by law.
2. The amendments are consistent with the St. Johns County Comprehensive Plan, as amended, the Northeast Florida Strategic Regional Policy Plan, and Rule 9J-5 of the Florida Administrative Code, the local Government Comprehensive Planning and Land Development Regulation Act (Chapter 163, Florida Statutes), and the State Comprehensive Plan (Chapter 187, Florida Statutes).
3. The amendments are consistent with the applicable portions of the Land Development Code.

SECTION 2. Pursuant to this application File No. CPA-02-004, the Comprehensive Plan Future 2015 Land Use Map is amended from Rural Silviculture (R/S) to Residential-C and Residential B, specifically of the lands described within Exhibit "A".

SECTION 3. The remaining portions of the St. Johns County Comprehensive Plan, and Ordinance 2003-32, which are not in conflict with the provisions of this Ordinance shall remain in full force and effect.

SECTION 4. 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 5. The effective date of this Ordinance shall be the date the final order is issued by the Department of Community Affairs or Administrative Commission finding the amendment in compliance with Section 163.3184, Florida Statutes.

SECTION 6. This Ordinance shall be filed in a book of land use regulation ordinances kept and maintained by the Clerk of the Court, in accordance with Section 125.58, Florida Statutes.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 20th DAY OF May 2003.

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

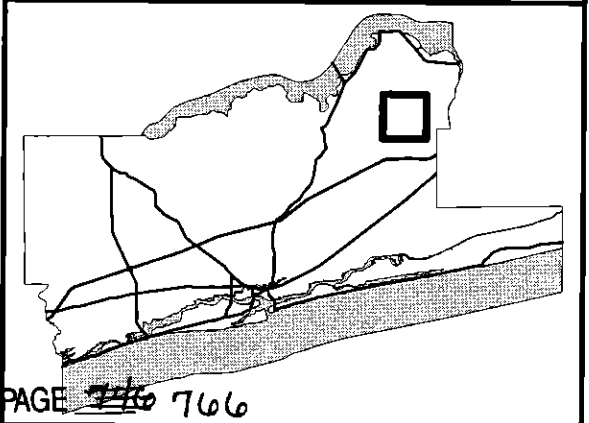
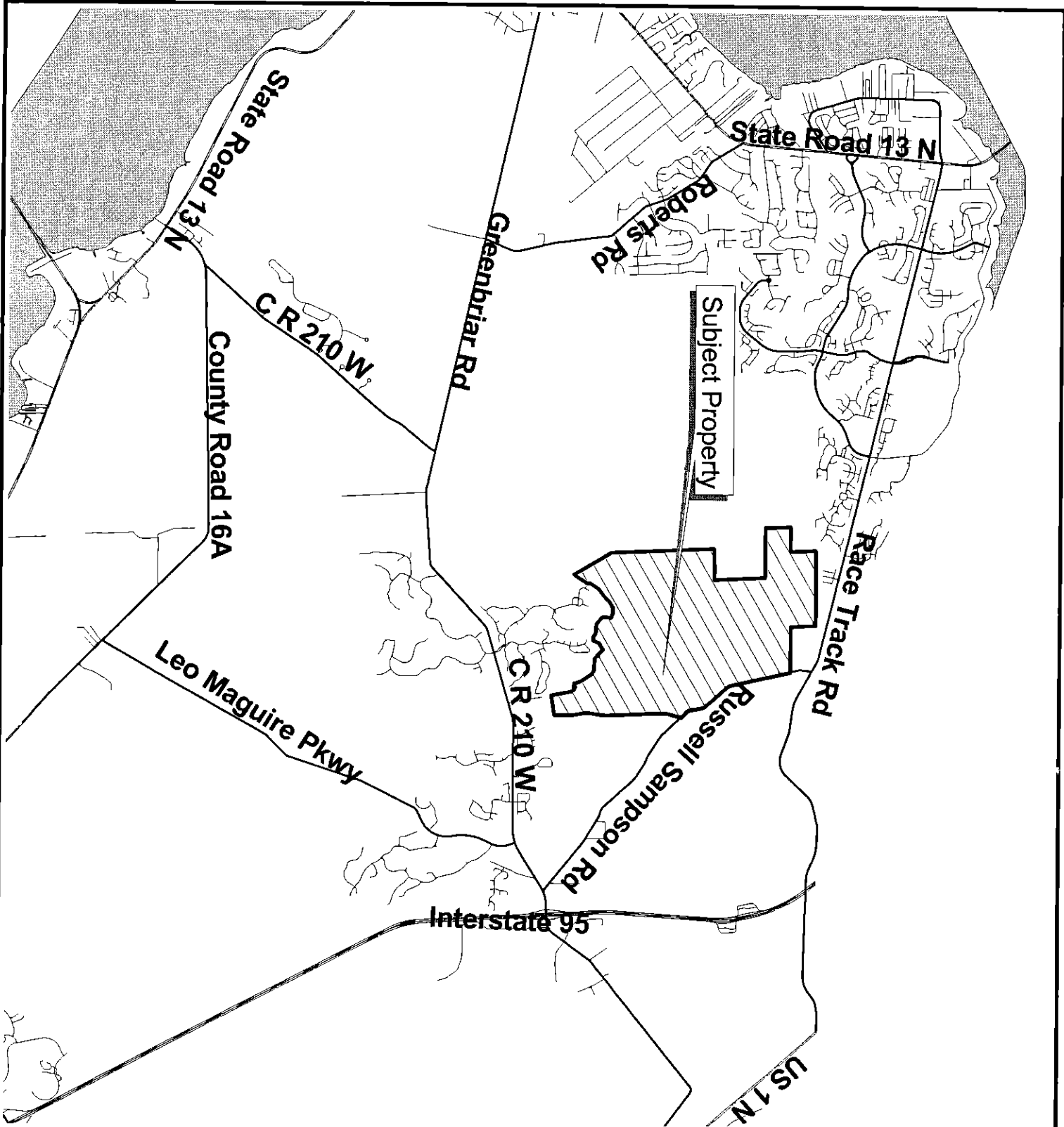
BY: James E. Bryant
James E. Bryant, Chair

RENDITION DATE 05/21/03

ATTEST: CHERYL STRICKLAND, CLERK

BY: Robin L. Pleet
Deputy Clerk

EFFECTIVE DATE: August 29, 2003



**Comprehensive
Plan Amendment
FOR
Durbin Crossing DRI**
 FILE: COMPAMD2002-04
 St. Johns County
 Growth Mgmt. Svcs.
 Planning Division

Road Map
 Map Prepared: Apr 29, 2003
 *Depicts General Project Boundary

N
 0 4000 8000 Feet

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 ADVERTISEMENT)

In the matter of **FILE # CPA 02 004**

DURBIN CROSSING

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

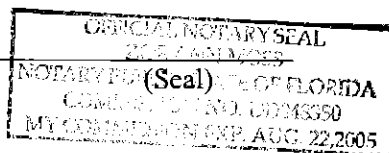
MAY 1, 2003

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.

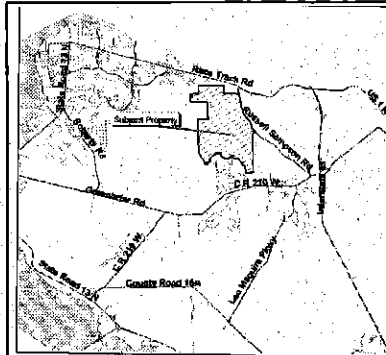
Sworn to and subscribed before me this **20TH** day of **MAY 2003**

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



**NOTICE OF PUBLIC
HEARING TO CORRECT
COMPREHENSIVE PLAN
AMENDMENT ORDINANCE
2003-32 FOR DURBIN
CROSSING DEVELOP-
MENT OF REGIONAL
IMPACT**



NOTICE IS HEREBY GIVEN that the St. Johns County Board of County Commissioners (BCC), at their regular scheduled meeting on Tuesday, May 20, 2003 at 1:30 p.m., will hold public hearing to consider correcting previously adopted St.

Johns County Ordinance 2003-32 which omitted the RES-B Future Land Use designation proposed and considered by the Board of County Commissioners at the time of the final public hearing for that Ordinance.

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 -02-004 Durbin Crossing
BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA
BY: JAMES E. BRYANT, CHAIRMAN**