

ORDINANCE NO. 2003-69

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, FROM RURAL SILVICULTURE (R/S) TO RURAL COMMERCIAL (RC); 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 and 163.3187, Florida Statutes provides the process for the adoption of 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 from Future Land Use Map designation Rural Silviculture (R/S) to Rural Commercial (RC) on the property described in 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, Ordinance No. 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. 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 26th DAY OF August, 2003.

BOARD OF COUNTY COMMISSISONERS OF ST. JOHNS COUNTY, FLORIDA

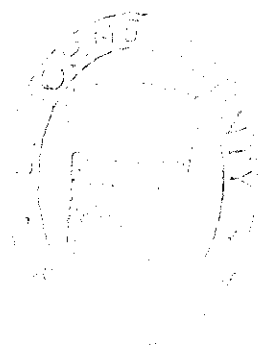
BY: James E. Bryant
James E. Bryant, Chair

RENDITION DATE 08/29/03

ATTEST: Cheryl Strickland, Clerk

BY: Gwenne King
Deputy Clerk

EFFECTIVE DATE: 09/20/03



PARCEL 3:

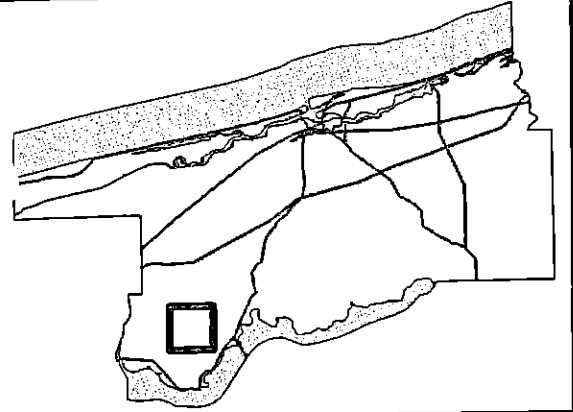
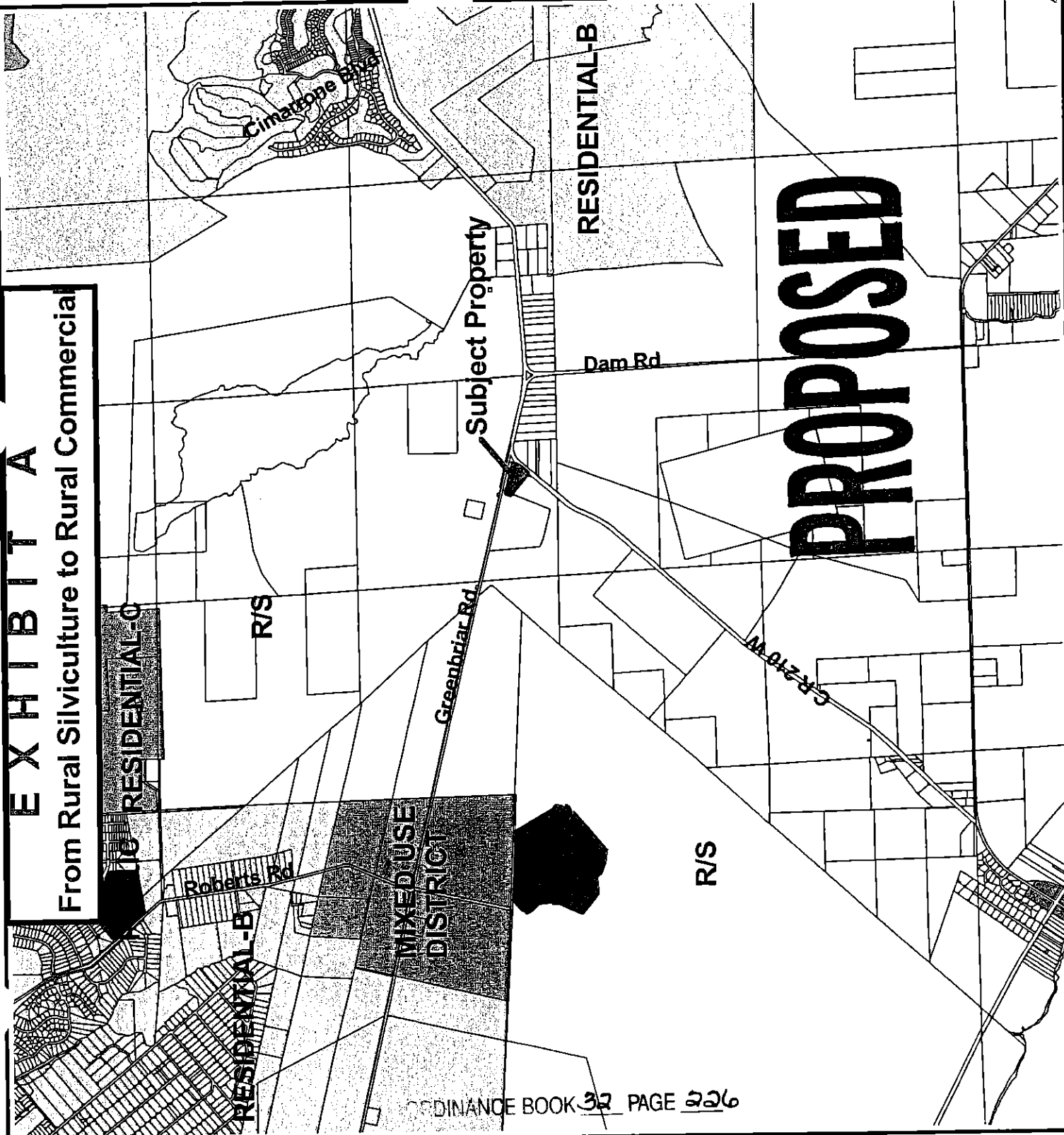
A portion of Section 22, Township 5 South, Range 27 East, St. Johns County, Florida, being more particularly described as follows: COMMENCING at the most Easterly corner of Tract "D-3" as shown on the plat of Countryside as recorded in Map Book 40, Pages 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16 of the Public Records of St. Johns County, Florida; thence North 48°32'18" West, along the Northeasterly boundary of said plat of Countryside, a distance of 1,610.00 feet to the most Northerly corner of Tract "C", said plat of Countryside; thence continue North 48°32'18" West, a distance of 125.84 feet; thence North 41°27'42" East, a distance of 2,428.14 feet to a point situate in the Westerly line of those certain lands described in Official Records Book 1086, Page 200 of said Public Records; thence South 04°39'19" East, along said last mentioned line, a distance of 206.34 feet to the Southwesterly corner thereof; thence South 62°34'22" East, along the Southerly line of said last mentioned lands, a distance of 230.11 feet; thence South 75°32'22" East, and continuing along the Southerly line of last mentioned lands, a distance of 813.50 feet to the Southeast corner thereof; thence North 21°05'08" East, along the Easterly line of said last mentioned lands, a distance of 1,215.35 feet for a POINT OF BEGINNING; thence continue North 21°05'08" East, a distance of 126.82 feet to a point situate in the Southerly right of way line of Grenebriar Road (County Road No. 11, said right of way as established by St. Johns County Right of Way Map dated March 20, 1998); thence South 77°12'48" East, along said Southerly right of way line, a distance of 824.28 feet to its intersection with the present Northwesterly right of way line of County Road No. 210 (formerly State Road No. 210) as established by St. Johns County, as recorded in Official Records Book 1457, Page 43 of said Public Records, said right of way line being a curve concave Northwesterly and having a radius of 575.00 feet; thence Southwesterly around and along the arc of said curve and along said present Northwesterly right of way line, a distance of 249.52 feet, said arc being subtended by a chord bearing and distance of South 26°50'52" West, 247.57 feet to the point of tangency of said curve; thence South 39°16'47" West, continuing along said present Northwesterly right of way line, a distance of 246.51 feet; thence North 50°42'48" West, a distance of 751.42 feet to the POINT OF BEGINNING.

Containing 5.60 acres, more or less.

Tax ID # 009920-0030

EXHIBIT A

From Rural Silviculture to Rural Commercial




Future Land Use Map



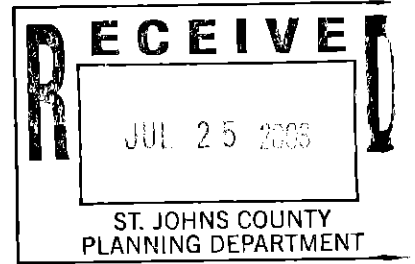
Map Prepared: Jul 23, 2003
 *Depicts General Project Boundary

Comprehensive
 Plan Amendment
 For
 SW Corner of Greenbriar
 and CR210
 Amended FLU: Rural Commercial
 St. Johns County Ordinance: 2003-
 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 **FILE # CPA SS 2003-03**

SW CORNER OF GREENBRIAR AND CR 210

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

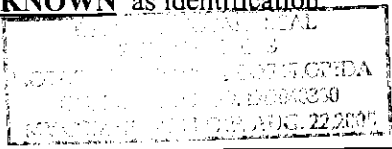
JULY 23, 2003

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 **23RD** day of **JULY** 2003

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

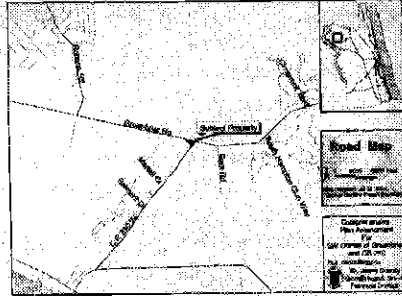
Zoe Ann Moss
(Signature of Notary Public)



(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 Planning and Zoning Agency at its regular meeting on Thursday, August 7, 2003, at 1:30 p.m. and the St. Johns County Board of County Commissioners, on Tuesday, August 26, 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, St. Augustine, Florida. All interested parties may appear at the public hearing to be heard regarding the proposed amendment.

The subject property is approximately 5.6 acres and is located at Corner of Greenbriar Road & CR 210. A complete legal 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 Rural Silviculture to Rural Commercial.

The proposed amendment is known as File Number CPA-(SS) 2003-03 SW Corner of Greenbriar and CR 210, 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.

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
JAMES E. BRYANT, CHAIRMAN
PLANNING AND ZONING AGENCY
ST. JOHNS COUNTY, FLORIDA
BY: DON HOUSE, CHAIRMAN

File Number: CPA -(SS) 2003-03 SW Corner of Greenbriar and CR 210