

ORDINANCE NO. 2003-71

**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 MIXED-USE (MD); 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 Mixed-Use (Md) 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: Wonne King  
Deputy Clerk

EFFECTIVE DATE: 09/26/03



Exhibit "A"

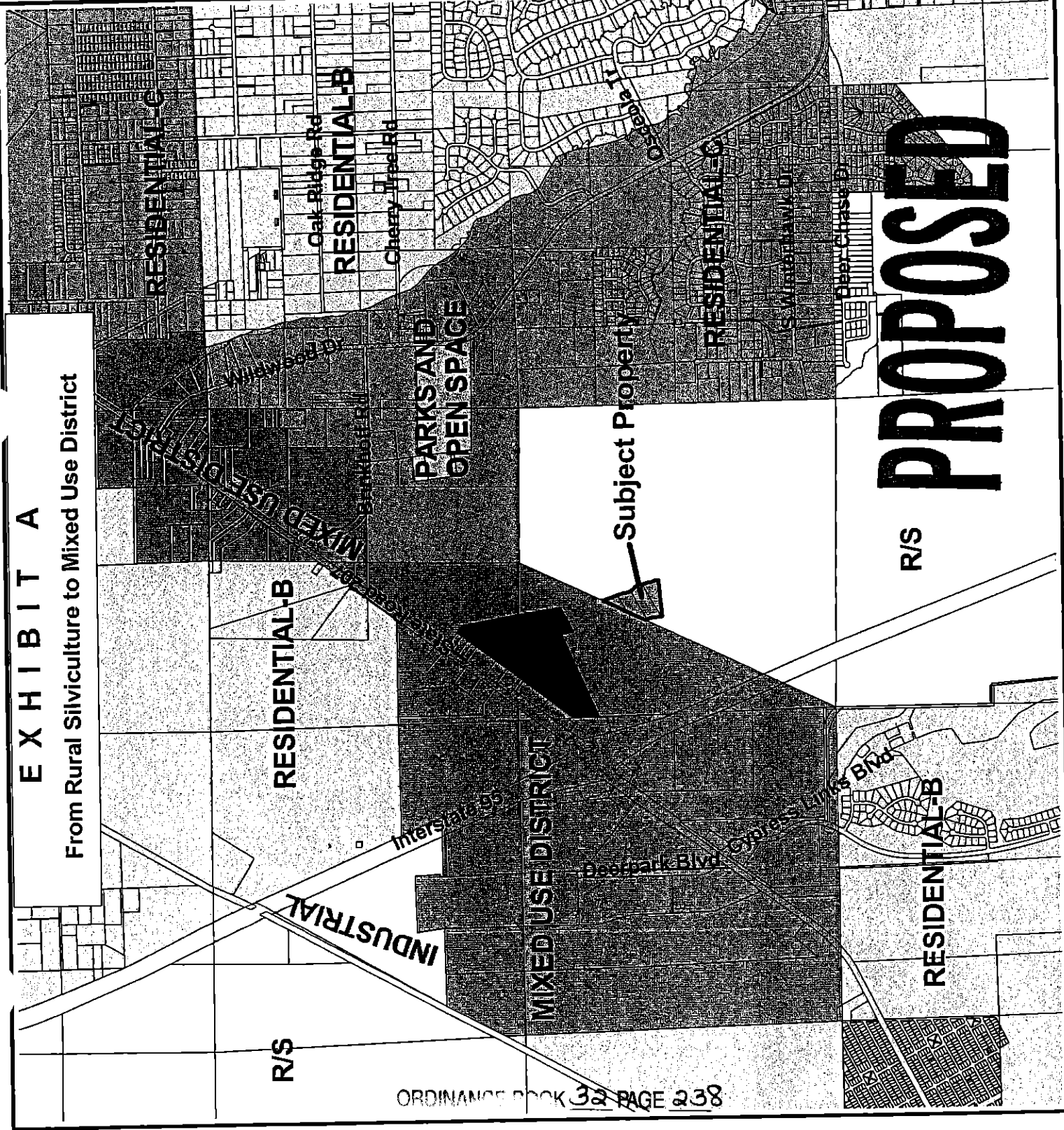
**PART OF SECTION 10,  
TOWNSHIP 8 SOUTH, RANGE 29 EAST,  
ST. JOHNS COUNTY, FLORIDA.  
ZONED OPEN RURAL**

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 10, BEING THE SOUTHWEST CORNER OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 00° 39'25" EAST, ON THE WEST LINE OF SAID SECTION 10, 1230.94' TO THE SOUTHWEST CORNER OF A PARCEL OF LAND AS RECORDED IN O.R. 941, PAGE 1852; THENCE NORTH 63°21'46" EAST, ALONG THE SOUTH LINE OF SAID PARCEL, 1407.20' TO A JOG IN SAID SOUTH LINE; THENCE SOUTH 10°33'14" WEST, 216.71'; THENCE NORTH 63°21'46" EAST, ALONG SAID SOUTH LINE, 474.75' TO THE SOUTHEAST CORNER OF SAID PARCEL AS RECORDED IN O.R. 941, PAGE 1852; THENCE SOUTH 08°28'27" EAST, 63.74'; THENCE SOUTH 83°21'48" WEST, 28.61'; THENCE SOUTH 39°21'47" EAST, 48.89'; THENCE SOUTH 19°33'37" EAST, 62.01'; THENCE SOUTH 02°23'20" EAST, 66.94'; THENCE SOUTH 14°42'50" WEST, 52.72'; THENCE SOUTH 22°33'21" EAST, 98.17'; THENCE SOUTH 10°35'31" EAST, 75.02'; THENCE SOUTH 20°25'53" EAST, 74.88'; THENCE SOUTH 12°44'03" EAST, 119.26'; THENCE SOUTH 23°48'38" EAST, 92.75'; THENCE SOUTH 18°31'40" EAST, 85.04' TO THE POINT OF BEGINNING; THENCE SOUTH 15°31'40" EAST, 8.91'; THENCE SOUTH 22°09'06" EAST, 63.06'; THENCE SOUTH 17°26'56" EAST, 128.15'; THENCE SOUTH 08°31'52" EAST, 95.15'; THENCE SOUTH 33°34'32" EAST, 94.18'; THENCE SOUTH 46°45'18" EAST, 51.12'; THENCE SOUTH 23°12'09" EAST, 91.57'; THENCE SOUTH 07°35'44" EAST, 53.23'; THENCE SOUTH 19°13'38" EAST, 82.96'; THENCE SOUTH 04°52'42" EAST, 62.71'; THENCE SOUTH 25°08'23" EAST, 63.12'; THENCE SOUTH 04°16'01" EAST, 65.66'; THENCE SOUTH 84°23'40" WEST, 612.84'; THENCE NORTH 05°34'20" WEST, 138.42'; THENCE NORTH 25°58'13" EAST, 795.96' TO THE POINT OF BEGINNING.

SAID DESCRIBED PARCEL CONTAINS 6.82 ACRES, MORE OR LESS

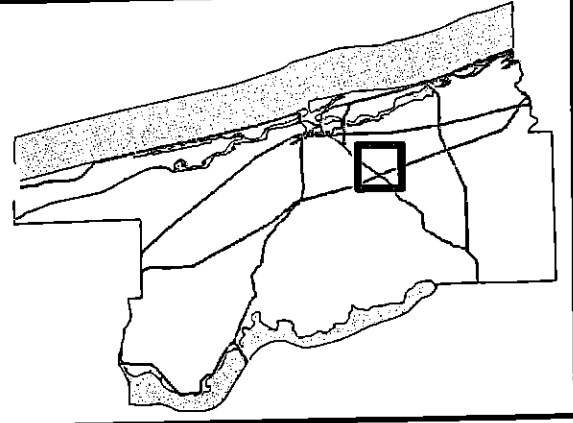
# EXHIBIT A

From Rural Silviculture to Mixed Use District



# PROPOSED

R/S




## Future Land Use Map



Map Prepared: Jul 22, 2003  
 \*Depicts General Project Boundary

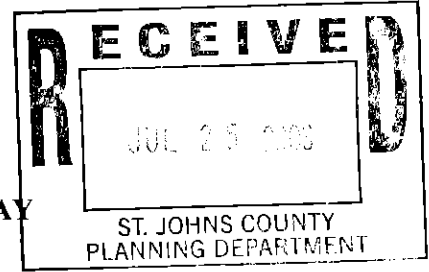
Comprehensive  
 Plan Amendment  
 For  
 Orthodox Christian  
 Mission Center  
 Amended FLU: Mixed Use District  
 St. Johns County Ordinance: 2003

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 2003-02**

**220 MANATEE WAY, ORTHODOX CHRISTIAN MISSION CENTER**

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

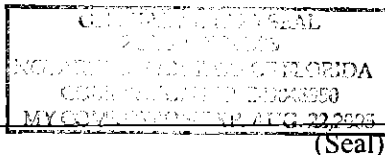
**JULY 23, 2003**

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 **23<sup>RD</sup>** day of **JULY** 2003

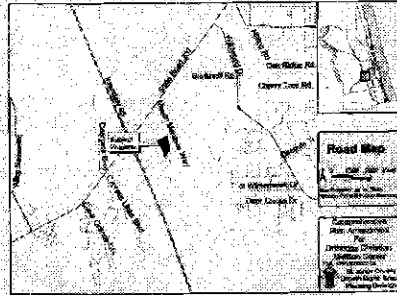
by *Linda Y Murray* who is personally known to me or who has produced **PERSONALLY KNOWN** as identification.

*Zoe Ann Moss*  
(Signature of Notary Public)



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 located at 220 Mason Manatee Way, South of Otis Mason Elementary School. 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 Mixed Use District.

The proposed amendment is known as File Number CPA-(SS) 2003-02 Orthodox Christian Mission Center, 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 verbal 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) 2003-02 Orthodox Christian Mission Center