

ORDINANCE NO. 2004 - 101

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING 2015 COMPREHENSIVE PLAN, ORDINANCE NO. 2000-34, AS AMENDED, TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM MIXED USE DISTRICT (MD) TO PUBLIC (P) FOR PROPERTY LOCATED SOUTH OF LEWIS SPEEDWAY ADJACENT TO THE ST. JOHNS COUNTY OFFICE COMPLEX; 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 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 Comprehensive Plan is amended to change the Future Land Use Map designation from Mixed Use District (Md) to Public (P) for Public Site #9 located south of Lewis Speedway adjacent to the St. Johns County Office Complex, 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.
- (b) The proposed Future Land Use Map Amendment is consistent with the St. Johns County Comprehensive Plan, Ordinance No. 2000-34, as amended; the Northeast Florida Strategic Regional Policy Plan; the Florida Statutes (Chapter 163, Part II); and Rule 9J-5 of the 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.

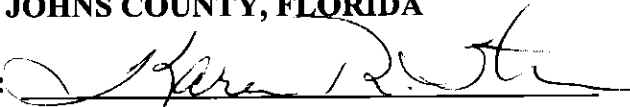
SECTION 3. Should any section, subsection, sentence, clause, phrase, or portion of this Ordinance be held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and shall not effect the validity of the remaining 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.

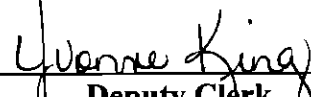
PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 3rd DAY OF November 2004.

BOARD OF COUNTY COMMISISONERS OF ST. JOHNS COUNTY, FLORIDA

BY: 
Karen R. Stern, Chair

RENDITION DATE 11/06/04

ATTEST: Cheryl Strickland, Clerk

BY: 
Deputy Clerk

EFFECTIVE DATE: 01/20/05



EXHIBIT A

From Mixed Use District to Public

MIXED USE DISTRICT

SUBJECT PROPERTY

US 1 N

S Horseshoe Rd

Crail Dr

PROPOSED

Future Land Use Map



Map Prepared: Oct 24, 2003
*Depicts General Project Boundary

**Comprehensive Plan
Amendment
for**

Public Site #9

FILE: 073662-0000
St. Johns County Ord #2004-

St. Johns County
Growth Mgmt. Svcs
Planning Division

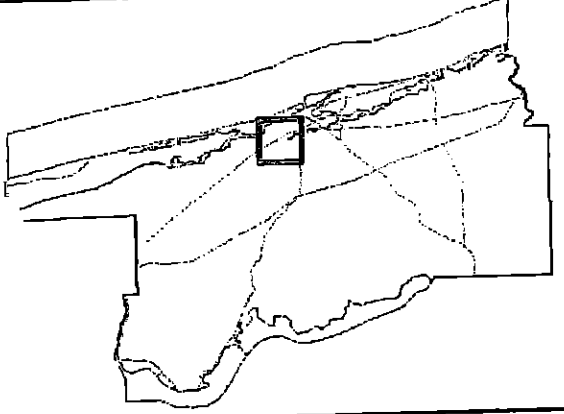


EXHIBIT "A"

A PARCEL OF LAND LYING IN A PORTION OF SECTION 36 AND A PORTION OF THE FRANCIS J. FATIO GRANT SECTION 55, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS AS DESCRIBED IN DEED BOOK 57, PAGE 267 OF THE PUBLIC RECORDS OF SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT A ½" IRON PIPE AT THE NORTHWESTERLY CORNER OF GOVERNMENT LOT 3, SECTION 36, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 651, PAGE 1551 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 35°50'50" EAST, ALONG THE NORTHEASTERLY LINE OF THOSE LANDS AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 651, PAGE 1551, A DISTANCE OF 218.40 FEET TO THE SOUTHEASTERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 651, PAGE 1551; THENCE SOUTH 62°04'10" WEST, ALONG SAID SOUTHEASTERLY LINE TO A FOUND 5/8" IRON ROD IDENTIFIED, LB 5167, A DISTANCE OF 701.16 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 83°51'30" EAST, DEPARTING SAID SOUTHEASTERLY LINE AND ALONG THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1165, PAGE 171 (PARCELS 1 AND 2), AND THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1165, PAGE 175, ALL OF SAID PUBLIC RECORDS TO A FOUND 5/8" IRON ROD, AS LB 5167, A DISTANCE OF 1,388.20 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY (A 100 FOOT WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 60°16'53" WEST DEPARTING WESTERLY RIGHT OF WAY LINE TO A SET ½" IRON PIPE, AS LB 6824, A DISTANCE OF 1,069.51 FEET; THENCE NORTH 33°37'32" WEST, A DISTANCE OF 815.11 FEET TO THE POINT OF BEGINNING.

CONTAINING 434,874 SQUARE FEET OR 9.98 ACRES, MORE OR LESS.

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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 **CHARLES BARRETT**
who on oath says that he 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 **DISPLAY ADVERTISEMENT**
in matter **NOTICE OF PUBLIC HEARING**
was published in said newspaper in the issues of
OCTOBER 6, 2004

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 **6TH** day of **OCTOBER, 2004**.

by *Charles Barrett* who is personally known to me
or who has produced PERSONALLY KNOWN as identification.

Patricia A. Bergquist

(Signature of Notary Public)



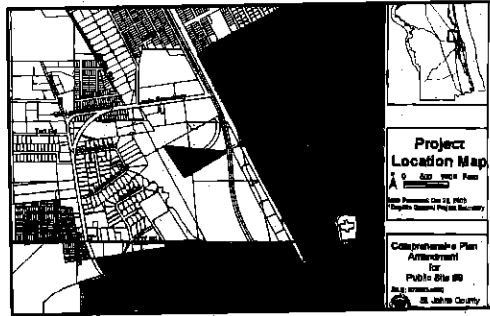
Patricia A. Bergquist
My Commission DD275991
Expires December 18, 2007

(Seal)

PATRICIA A. BERGQUIST

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA,

AMENDING 2015 COMPREHENSIVE PLAN, ORDINANCE NO. 2000-34, AS AMENDED, TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM MIXED USE DISTRICT (MD) TO PUBLIC (P) FOR PROPERTY LOCATED SOUTH OF LEWIS SPEEDWAY ADJACENT TO THE ST. JOHNS COUNTY OFFICE COMPLEX; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE.



NOTICE IS HEREBY GIVEN that the St. Johns County Planning and Zoning Agency at its regular meeting, **Thursday, October 21, 2004 at 1:30 p.m.**, and the St. Johns County Commissioners

on **Wednesday, November 3, 2004 at 9:00 a.m.** will hold a public hearing to consider adoption of a proposed amendment to the St. Johns County 2015 Future Land Use Map. Said hearings will be held in the County Auditorium, County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida. All interested parties may appear at the public hearings to be heard regarding the proposed amendment.

A complete description is available in the St. Johns County Planning Office. See map generally depicting the location. The amendment proposes to change the Future Land Use Map designation of the Mixed Use District (MD) to Public (P) for Public Site #9.

It should be noted the Board of County Commissioners may consider one or more amendments to the Goals, Objectives and Policies of the 2015 Comprehensive Plan as appropriate relating to this request.

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 a verbatim record of the proceedings are made, which record 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 or an interpreter to participate in this proceeding should contact ADA Coordinator, at (904) 823-2501 at the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, 32095 For hearing impaired individuals, call 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
ROBERT TAYLOR, CHAIR

BOARD OF COUNTY COMMISSION
ST. JOHNS COUNTY, FLORIDA
KAREN STERN, CHAIR.