

ORDINANCE NO. 2004 - 102

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 RESIDENTIAL DENSITY – C TO PUBLIC (P) FOR PROPERTY LOCATED ON THE WEST SIDE OF STATE ROAD A1A, BETWEEN MICKLERS AND WEFF ROADS; 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 Residential Density – C to Public (P) for Public Site #11 located on the west side of State Road A1A, between Micklers and Weff Roads, 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.

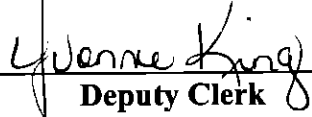
PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 3rd DAY OF November 2004.

BOARD OF COUNTY COMMISSISONERS OF ST. JOHNS COUNTY, FLORIDA

BY: 
Karen R. Stern, Chair

REVISION DATE 11/06/04

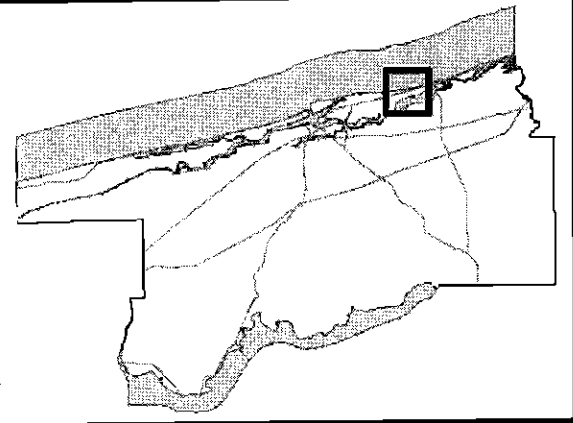
ATTEST: Cheryl Strickland, Clerk

BY: 
Deputy Clerk

EFFECTIVE DATE: 01/20/05



EXHIBIT A
From Residential-C to Public



Future Land Use Map



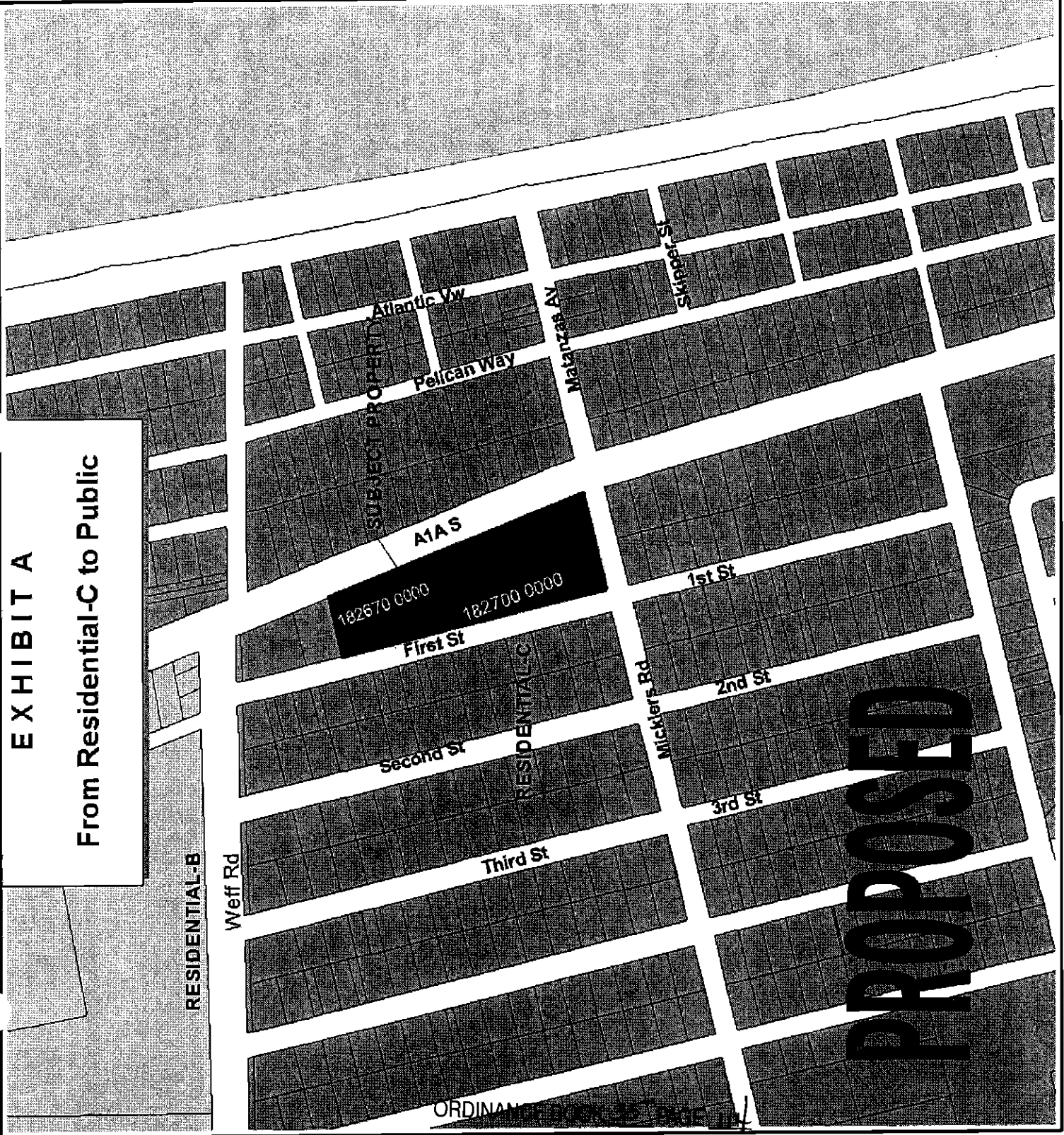
Map Prepared: Oct. 24, 2003
• Depicts General Project Boundary

Comprehensive Plan
Amendment
for

Public Site #11
FILE: 182700-0000 & 182670-0000
St. Johns County Ord. #:2004-



St. Johns County
Growth Mgmt. Svcs.
Planning Division



ORDINANCE 2004-25 OCT 24 2003

PARCEL ONE

PART OF BLOCK "A", WINDSWEEP ACRES UNIT NO. 2, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN MAP BOOK 8, PAGE 98 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. MORE FULLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTION 22, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF BLOCK "A", WINDSWEEP ACRES UNIT NO. 2, AS RECORDED IN MAP BOOK 8, PAGE 98, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID POINT ALSO LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF FIRST STREET, (A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) AND SAID POINT ALSO LYING ON THE NORTHERLY RIGHT-OF-WAY OF MICKLER ROAD (AS NOW ESTABLISHED); THENCE RUN NORTH 15 DEGREES 04 MINUTES 00 SECONDS WEST ALONG THE EAST RIGHT-OF-WAY OF FIRST STREET, 465.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY OF FIRST STREET, NORTH 15 DEGREES 04 MINUTES 00 SECONDS WEST, 283.70 FEET; THENCE LEAVING SAID RIGHT-OF-WAY OF FIRST STREET, NORTH 74 DEGREES 36 MINUTES 03 SECONDS EAST, 155.25 FEET TO THE WESTERLY RIGHT-OF-WAY OF U.S. HIGHWAY A1A, (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE ALONG SAID RIGHT-OF-WAY OF U.S. HIGHWAY A1A, SOUTH 22 DEGREES 56 MINUTES 27 SECONDS EAST, 292.79 FEET; THENCE LEAVING SAID RIGHT-OF-WAY OF U.S. HIGHWAY A1A, SOUTH 76 DEGREES 31 MINUTES 30 SECONDS WEST, 195.44 FEET TO THE POINT OF BEGINNING.

PARCEL TWO

A PART OF BLOCK "A", WINDSWEEP ACRES, UNIT NO. 2, AS RECORDED IN MAP BOOK 8, PAGE 98 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND MORE FULLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID BLOCK "A" FOR THE POINT OF BEGINNING; THENCE NORTH 74 DEGREES 56 MINUTES EAST 254.0 FEET ALONG THE NORTH RIGHT OF WAY LINE OF MICKER'S ROAD TO A POINT ON THE WEST RIGHT OF WAY LINE OF STATE ROAD A1A; THENCE NORTH 24 DEGREES 10 MINUTES WEST 240.3 FEET ALONG THE WEST RIGHT OF WAY LINE OF STATE ROAD A1A; THENCE NORTH 22 DEGREES 57 MINUTES WEST 224.7 FEET ALONG THE WEST RIGHT OF WAY LINE OF STATE ROAD A1A; THENCE SOUTH 76 DEGREES 31 MINUTES 30 SECONDS WEST 185.25 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF FIRST STREET; THENCE SOUTH 15 DEGREES 04 MINUTES EAST 465.0 FEET ALONG THE EAST RIGHT OF WAY LINE OF FIRST STREET TO THE POINT OF BEGINNING.

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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)

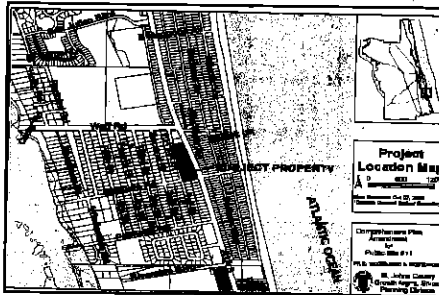


Patricia A. Bergquist
My Commission DD275991
Expires December 18, 2007

(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 RESIDENTIAL DENSITY-C TO PUBLIC (P) FOR PROPERTY LOCATED ON THE WEST SIDE OF STATE ROAD A1A, BETWEEN MICKLERS AND WEFF ROADS; 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 Residential Density-C to Public (P) for Public Site #11.

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