

ORDINANCE NO. 2004 - 105

**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 RURAL SILVICULTURE (R/S) AND RURAL SILVICULTURE OWNED BY ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (R/S/SJRWMD) TO PUBLIC (P) FOR PROPERTY LOCATED WEST OF THE FLORIDA EAST COAST RAILWAY RIGHT-OF-WAY, NORTH AND WEST OF THE INTERSECTION OF STRATTON ROAD, US HIGHWAY 1 NORTH, AND PINE ISLAND ROAD; 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 Rural Silviculture (R/S) and Rural Silviculture Owned by St. Johns River Water Management District (R/S/SJRWMD) to Public (P), for property located west of the Florida East Coast Railway Right-of-Way, north and west of the intersection of Stratton Road, US Highway 1 North, and Pine Island Road, 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.

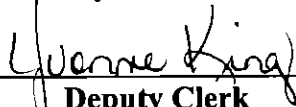
**PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 3<sup>rd</sup> DAY OF November 2004.**

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

BY:   
Karen R. Stern, Chair

RENDITION DATE 11/06/04

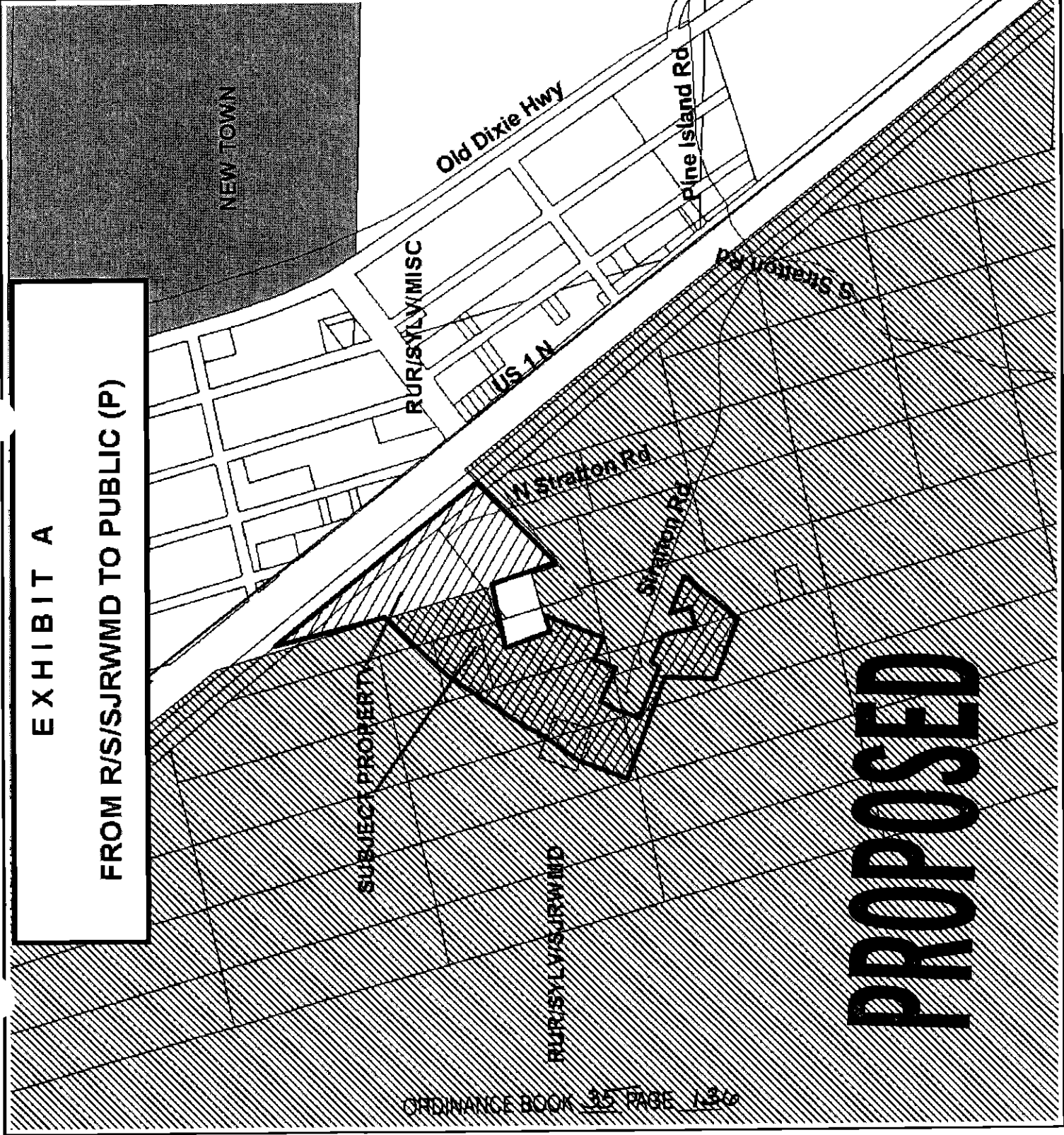
**ATTEST: Cheryl Strickland, Clerk**

BY:   
Deputy Clerk

**EFFECTIVE DATE:** 01/20/05

**EXHIBIT A**

**FROM R/S/SJRWMD TO PUBLIC (P)**



**Future Land Use Map**



Map Prepared: Apr 19, 2004  
\*Depicts General Project Boundary

**COMP. PLAN  
AMENDMENT  
PUBLIC SITE  
STRATTON ROAD**

FILE: STRATTON ROAD  
St. Johns County Ord. 2004-125



St. Johns County  
Growth Mgmt. Svcs.  
Planning Division

## EXHIBIT "A"

### SURVEYOR'S DESCRIPTION

A portion of Section 41, The Reuben Charles Grant, Township 5 South, Range 29 East, St. Johns County, Florida, also being a portion of those lands described in Official Records Book 471, page 541 of the Public Records of said county, being more particularly described as follows:

For a Point of Reference commence at the Southwest corner of those lands described and recorded in Deed Book 58, page 474, of said Public Records; thence North 15° 24' 11" West, along the Westerly line of said lands, 108.50 feet to the Southeasterly corner of those lands described and recorded in Official Records Book 550, page 582, of said Public Records; thence South 74° 35' 49" West, departing said Westerly line and along the Southerly line of said lands of Official Records Book 550, page 582, a distance of 150.87 feet to the Point of Beginning.

From said Point of Beginning, thence South 18° 55' 53" West, departing said Southerly line, 234.98 feet; thence North 71° 04' 07" West, 100.00 feet to a point lying on the Westerly line of a 60 foot Perpetual Easement recorded in Official Records Book 178, page 83, of said Public Records; thence South 18° 55' 53" West, along said Westerly line, 86.42 feet to the Northeasterly corner of those lands described and recorded in Official Records Book 831, page 1064, of said Public Records; thence North 70° 24' 26" West, along the Northerly line of said lands, 154.19 feet to the Northwest corner thereof; thence South 18° 55' 53" West, along the Westerly line of said lands, 154.18 feet to the Southwest corner thereof; thence South 70° 24' 26" East, along the Southerly line of said lands and along its Easterly prolongation, 214.19 feet; thence North 18° 55' 53" East, 28.74 feet; thence South 70° 43' 09" East, 110.95 feet to a point of intersection with the Northerly prolongation of the West line of Lot 2, Block 35, of Woodland Heights as recorded in Map Book 3, page 67, of said Public Records; thence South 15° 24' 30" East, along said Northerly prolongation and along said West line of Lot 2, a distance of 139.23 feet to the Southwest corner of said Lot 2; thence North 74° 35' 30" East, along the South line of said Lot 2 and along the South line of Lot 1 of said Block 35, a distance of 66.67 feet to the Southeast corner of said Lot 1; thence North 15° 24' 30" West, along the East line of said Lot 1, a distance of 90.00 feet to the Northeast corner of said Lot 1, said point lying on the Southerly line of said 60 foot Perpetual Easement recorded in Official Records Book 178, page 83; thence South 69° 53' 52" East, along said Southerly line, 167.37 feet; thence South 39° 20' 52" West, departing said Southerly line, 266.85 feet; thence North 69° 47' 23" West, 233.12 feet; thence North 04° 02' 36" West, 215.30 feet; thence North 69° 53' 15" West, 385.18 feet; thence North 18° 55' 53" East, 192.39 feet; thence North 32° 32' 19" East, 508.20 feet; thence North 41° 19' 39" East, 400.53 feet to a point lying on said Westerly line of Deed Book 58, page 474; thence South 15° 24' 11" East, along said Westerly line, 397.56 feet to the Northeasterly corner of said lands of Official Records Book 550, page 582; thence South 74° 35' 49" West, along the Northerly line of said lands, 240.00 feet to the Northwesterly corner thereof; thence South 15° 24' 11" East, along the Westerly line of said lands, 181.50 feet to the Southwest corner thereof; thence North 74° 35' 49" East, along said Southerly line, 89.13 feet the Point of Beginning.

Containing 8.46 acres, more or less.

AND

### DESCRIPTION OF RECORD: (DEED BOOK 58, PAGE 474)

Blocks Twenty-five (25), Twenty-six (26), and Sixteen (16) in the Townsite of Ongeville as recorded on Page 46 of Town Plat No. 2 in the Public Records of St. Johns County in the State of Florida, located as indicated in the sketch map hereto attached, containing 4.36 Acres, being the same land conveyed to the grantor herein by L.G. VanNorman and wife by deed dated April 15th, 1925.

#### SURVEYORS NOTES:

1. NO UNDERGROUND UTILITIES, INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN.
2. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT OF WAY AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR, EXCEPT AS SHOWN, LEGAL DESCRIPTION PROVIDED BY CLIENT.
3. BEARING DATUM BASED ON THE WEST R/W LINE OF THE FLORIDA EAST COAST RAILROAD. SAID LINE BEARS S 37°57'00"E
4. THIS IS A BOUNDARY SURVEY.
5. SUBJECT PROPERTY CONTAINS THE EASTERLY HALF OF A VACATED ROAD (OLIVE STREET) AND THE NORTHERLY HALF OF A VACATED UNNAMED ROAD, THESE ROAD ARE NOT REFLECTED OR DESCRIBED IN THE LEGAL DESCRIPTION OF RECORD (DEED BOOK 58, PAGE 474).
6. SUBJECT PROPERTY CONTAINING 7.0 ACRES MORE OR LESS (4.33 ACRES PER DEED BOOK 58, PAGE 474)
7. POWER POLES AND ROADS NOT LOCATED OR SHOWN AS PER CLIENT'S REQUEST.

2

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 *[Signature]* who is personally known to me  
or who has produced PERSONALLY KNOWN as identification.

*Patricia A. Bergquist*

(Signature of Notary Public)



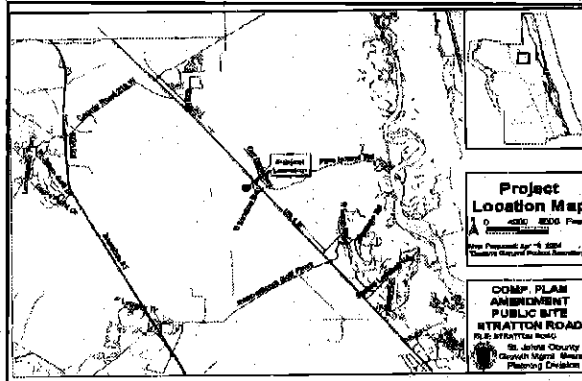
Patricia A. Bergquist  
My Commission DD275991  
Expires December 18, 2007

(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 RURAL SILVICULTURE (R/S) AND RURAL SILVICULTURE OWNED BY ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (R/S/SJRWMD) TO PUBLIC (P) FOR PROPERTY LOCATED WEST OF THE FLORIDA EAST COAST RAILWAY RIGHT-OF-WAY, NORTH AND WEST OF THE INTERSECTION OF STRATTON ROAD, US HIGHWAY 1 NORTH, AND PINE ISLAND ROAD; US HIGHWAY 1 NORTH, AND PINE ISLAND ROAD; 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 from Rural Silviculture (R/S) and Rural/Silviculture owned by the St. Johns River Water Management District (R/S/SJRWMD) to Public (P).

**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