

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING THE COMPREHENSIVE PLAN, ORDINANCE NO. 2000-34, AS AMENDED, TO AMEND COMPREHENSIVE PLAN GOALS, OBJECTIVES AND POLICIES-POLICY H.1.6 TO ADD POLICY H.1.6.11 TO AUTHORIZE THE ST. AUGUSTINE CENTRE DRI TO UTILIZE THE STANDARDS AND GUIDELINES SET FORTH IN CHAPTER 163.3180 (12) FLORIDA STATUTES, TO SATISFY THE COUNTY'S TRANSPORTATION CONCURRENCY REQUIREMENTS BY PAYMENT OF A PROPORTIONATE SHARE; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, Section 163.3187, Florida Statutes, provides for the amendment of an adopted Comprehensive Plan; and

WHEREAS, Section 163.3187, Florida Statutes, provides that amendments to comprehensive plans directly related to a proposed Development of Regional Impact may be made without regard to statutory limits on the frequency of consideration of amendments to the local comprehensive plan; and

WHEREAS, this amendment to the comprehensive plan is made in conjunction with the Development of Regional Impact Order for a Development known as St. Augustine Centre.

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA:

SECTION 1. The St. Johns County Comprehensive Plan Ordinance No. 2000-34 as amended, is hereby amended as follows:

1. Objective H.1.6 shall be amended to add Policy H.1.6.11 as follows:

“The St. Augustine Centre Development of Regional Impact (DRI), a multi-use development meeting the criteria of Chapter 163.3180(12), Florida Statutes, is authorized by the County to utilize the standards and guidelines set forth in the Statute to satisfy the County’s transportation concurrency requirements by payment of a proportionate share contribution as stated in the St. Augustine Centre Development of Regional Impact special conditions for transportation.”

2. The foregoing amendments are based on the following findings of fact:

- a. The proposed amendment has been fully considered after public hearing pursuant to legal notice duly published as required by law;
- b. The proposed amendment is consistent with the St. Johns County Comprehensive Plan, Ordinance No. 2000-34, as amended, the Northeast

Florida Strategic Regional Policy Plan, and Rule 9J-5 of the Florida Administrative Code.

- c. The proposed amendment is consistent with applicable land development regulations.

SECTION 2. The remaining portions of the St. Johns County Comprehensive Plan, Ordinance No. 2000-34, 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 affect the validity of the remaining portions.

SECTION 4. The effective date of this Ordinance shall be the date the final order is issued by the Department of Community Affairs or Administrative Commission finding the amendment in compliance in accordance with Section 163.3184, Florida Statutes.

SECTION 5. This Ordinance shall be recorded by the Clerk of the Board of County Commissioners of St. Johns County, Florida in the official records of St. Johns County, Florida.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 22 DAY OF June 2004.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

BY: [Signature]
Karen R. Stern, Chair

RENDITION DATE 06/23/04

ATTEST: Cheryl Strickland, Clerk

BY: [Signature]
Deputy Clerk

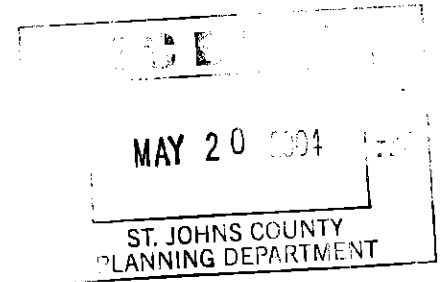
EFFECTIVE DATE: September 1, 2004

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 **CHRISTY SOLANO**
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 **DISPLAY ADVERTISEMENT**



in the matter of **ORDINANCE NO. 2000-34/AMENDING COMPREHENSIVE PLAN,
GOALS, OBJECTIVES AND POLICIES**

in the Court, was published in said newspaper in the issues of
May 19, 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 **19TH** day of **MAY 2004**

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

Patricia A. Bergquist
(Signature of Notary Public)

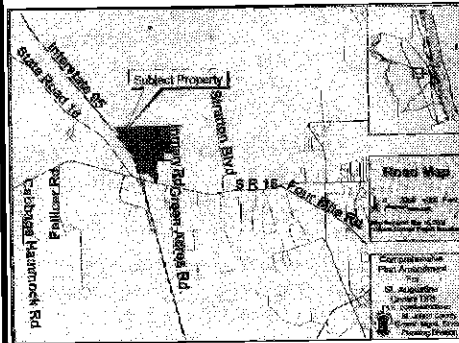


Patricia A. Bergquist
My Commission DD275981
Expires December 18, 2007

(Seal)

PATRICIA A BERGQUIST

**NOTICE OF PUBLIC HEARINGS
TO CONSIDER AN ORDINANCE OF THE
COUNTY OF ST. JOHNS, STATE OF
FLORIDA, AMENDING THE
COMPREHENSIVE PLAN, ORDINANCE
NO. 2000-34, AS AMENDED, TO AMEND
COMPREHENSIVE PLAN GOALS,
OBJECTIVES AND POLICIES OBJECTIVE
H.1.6 TO ADD POLICY H.1.6.11 TO
AUTHORIZE THE ST. AUGUSTINE CENTRE
DRI TO UTILIZE THE STANDARDS AND
GUIDELINES SET FORTH IN CHAPTER
163.3180(12) FLORIDA STATUTES, TO
SATISFY THE COUNTY'S
TRANSPORTATION CONCURRENCY
REQUIREMENTS BY PAYMENT OF A
PROPORTIONATE SHARE; PROVIDING
FOR SEVERABILITY AND
AN EFFECTIVE DATE.**



NOTICE IS HEREBY GIVEN that the St. Johns County Planning and Zoning Agency, at its regular meeting, on Thursday, June 3, 2004 at 1:30 p.m. and the Board of County Commissioners, at its regular meeting on Tuesday, June 15, 2004, at 1:30 p.m. will hold a public hearing to consider adoption of a new policy to the St. Johns County 2015 Comprehensive Plan. Said hearings will be held in the County Auditorium, County Administration Building, 4020 Lewis Speedway (County Road 16-A) and US 1 North, St. Augustine, Florida. All interested parties

may appear at the public hearings to be heard regarding the changes.

The property subject is located at S.R. 16 & Belz Blvd. A complete legal description is available in the St. Johns County Planning Division office. See map generally depicting the location.

The request is to amend Comprehensive Plan Objective H.1.6 to add Policy H.1.6.11 to authorize the St. Augustine Centre DRI to utilize the standards and guidelines set forth in the Florida Statutes to satisfy Transportation Concurrence by a payment of a proportionate share.

The proposed amendment is known as File Number COMPAMD 2003-03 St. Augustine Centre, and is available for review at the local County Planning Division offices and Libraries and may be examined by interested parties prior to said public hearing.

It should be noted the Board of County Commissioners may consider related amendments associated with this request to Objective H.1.6.

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
File Number: COMPAMD 2003-03 St. Augustine Centre DRI

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