

ORDINANCE NO. 2004 - 52

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 AGRICULTURAL-INTENSIVE (A-I) TO INDUSTRIAL (I) FOR PROPERTY LOCATED AT 5050 STATE ROAD 206 WEST, ACROSS FROM BARNES FARM 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 Agricultural-Intensive (A-I) to Industrial (I), for property located at 5050 State Road 206 West, across from Barnes Farm 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 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, 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 13th DAY OF July 2004.

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

BY:


Karen R. Stern, Chair

RENDITION DATE 07/19/04

ATTEST: Cheryl Strickland, Clerk

BY:


Deputy Clerk

EFFECTIVE DATE:

08/13/04

EXHIBIT A

FROM AGRICULTURAL-INTENSIVE
TO INDUSTRIAL

PARKS AND OPEN SPACE

RESIDENTIAL-B

NE NEIGHBORHOOD
COMMERCIAL

State Road 206 W

State Road 207

Morrison Rd

Barnes Farm Rd

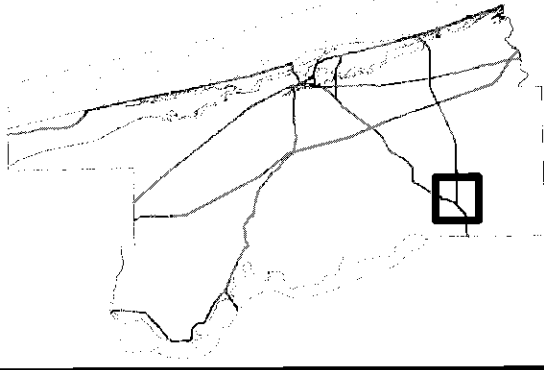
Cowpen Branch Rd

Beach Rd

Subject
Property

AGRICULTURAL-INTENSIVE

AGRICULTURAL-INTENSIVE



**Future Land
Use Map**



Map Prepared: Jun 16, 2004
*Depicts General Project Boundary

**Small Scale
Comprehensive Plan
Amendment
For**

**Tarantin Tank &
Equipment Company**

Ordinance No. 2004-52

FILE: CPA(SS) 2004-02

St. Johns County
Growth Mgmt. Svcs.
Planning Division



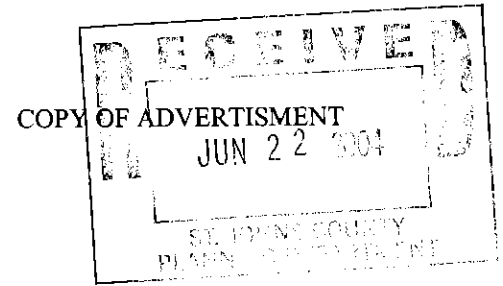
PROPOSED

Exhibit "A"

Legal Description

A tract of land situate, lying and being in the County of St. Johns, State of Florida, described as follows: Commencing at the southwest corner of Section 10, Township 9 South, Range 28 East; run thence north along west line of said Section 10, a distance of 121.8 feet to the north right of way line of State Road No. 206; run thence east along said right of way line, 7.5 feet to concrete monument and point of beginning of land herein conveyed, thence continue east along said right of way line, 627.0 feet to concrete monument; run thence north and perpendicular to said State Road, 488.0 feet to a post; run thence west and parallel to said State Road 627.0 feet to a post; run thence south 488.0 feet to the point of beginning, containing 7.024 acres.

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 **AMANDA N. BRUNK**
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**
In the matter of **AMMENDING 2015 COMPREHENSIVE PLAN**
in the Court, was published in said newspaper in the issues of
JUNE 15, 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 15TH day of **JUNE 2004**

by Amanda N. Brunk 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

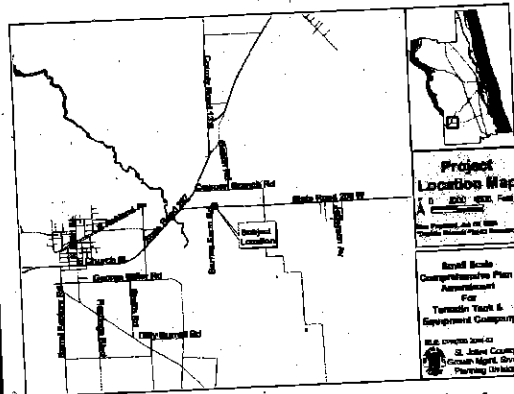
(Seal)

PATRICIA A BERGQUIST

NOTICE OF PUBLIC HEARING

TO CONSIDER APPROVAL 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
AGRICULTURAL-INTENSIVE (A-I) TO INDUSTRIAL (I) FOR
PROPERTY LOCATED AT 5050 STATE ROAD 206 WEST,
ACROSS FROM BARNES FARM 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 on Thursday, July 1, 2004, at 1:30 p.m., and the St. Johns County Board of County Commissioners, on Tuesday, July 13, 2004, 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 Auditor's, 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 proposed amendment.



The subject property is approximately 7.02 acres and is located at 5050 State Road 206 West. A complete legal description is available in the St. Johns Planning Offices. See map generally depicting the location. The amendment proposes to

change the Future Land Use Map designation from Agriculture Intensive (A-I) to Industrial (I).

The proposed amendment is known as File Number CPA (SS)-2004-02, Tarantin Tank & Equipment Company, 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 verbatim records 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 this meeting.

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 COMMISSIONERS
ST. JOHNS FLORIDA
KAREN STERN, CHAIR
File Number: CPA (SS) 2004-02
Tarantin Tank & Equipment Company



FILED

FLORIDA DEPARTMENT OF STATE 04 JUL 26 AM 11:13

Glenda E. Hood

Secretary of State

DIVISION OF LIBRARY AND INFORMATION SERVICES

CHERYL STRICKLAND
CLERK COUNTY COMMISSION
ST. JOHNS COUNTY FL

July 23, 2004

Ms. Yvonne King
Deputy Clerk
St. Johns County
Post Office Drawer 300
St. Augustine, Florida 32085-0300

Dear Ms. King:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letter dated July 19, 2004 and certified copies of St. Johns County Ordinance Nos. 2004-52 through 2004-56, which were filed in this office on July 21, 2004.

Sincerely,

Liz Cloud
Program Administrator

LC/mp

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