

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 AGRICULTURAL-INTENSIVE (A-I) TO PUBLIC (P) FOR PROPERTY LOCATED NORTH OF STATE ROAD 16 BETWEEN STATE ROAD 13 NORTH AND COUNTY ROAD 16A; 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 Agricultural-Intensive (A-I) to Public (P), for Public Site #2 located north of State Road 16 between State Road 13 North and County Road 16A, 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.

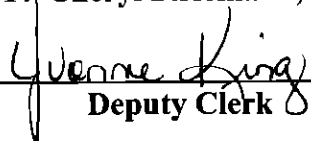
PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 3rd DAY OF November 2004.

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

BY: 
Karen R. Stern, Chair

RENDITION DATE 11/06/04

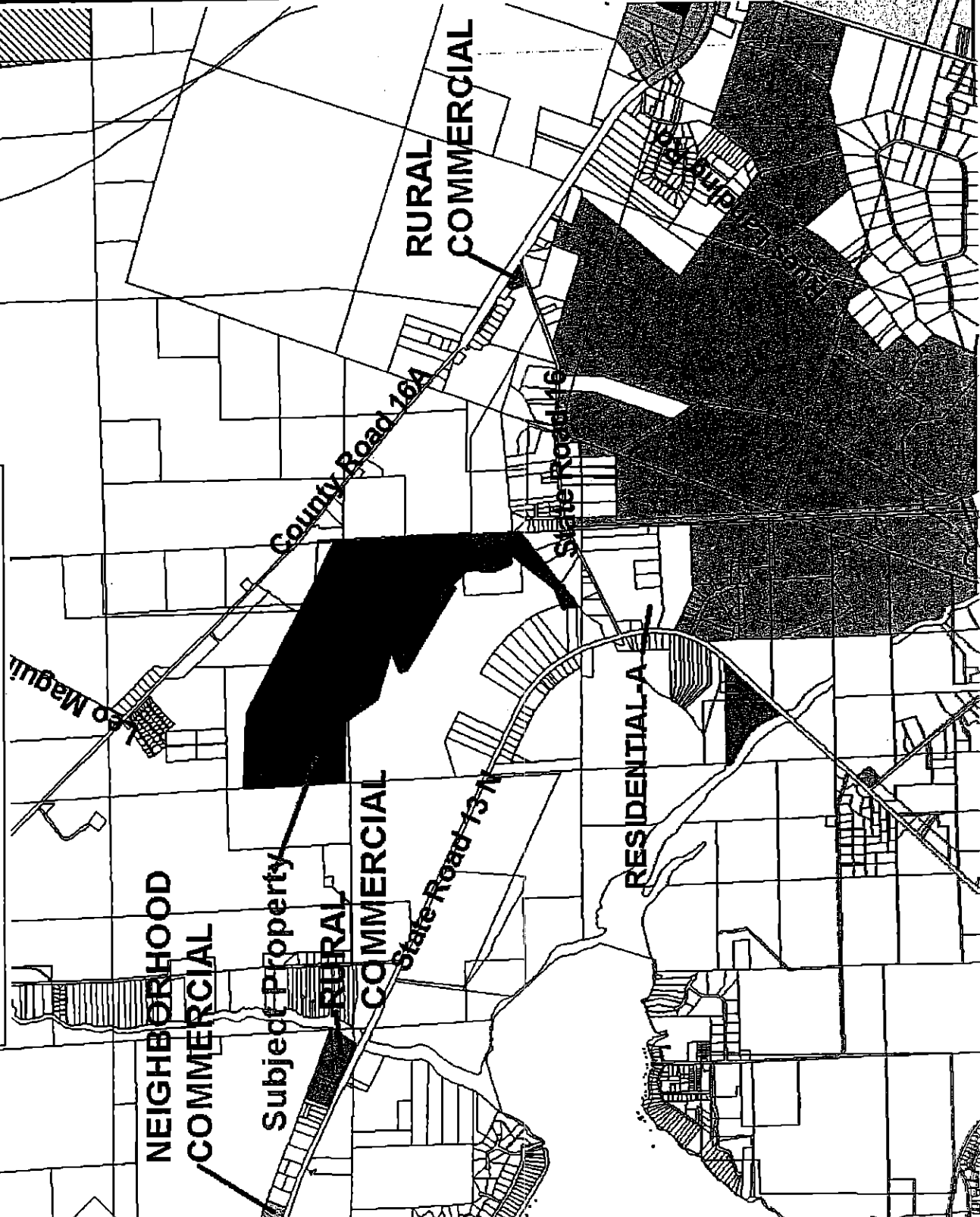
ATTEST: Cheryl Strickland, Clerk

BY: 
Deputy Clerk

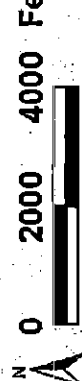
EFFECTIVE DATE: 01/20/05



EXHIBIT A
From Rural Silviculture to Public



Future Land Use Map



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

Comprehensive Plan Amendment For Public Site #2

FILE: 012140-0000
St. Johns County Ord. 2004-
St. Johns County Growth Mgmt. Svcs. Planning Division

A PARCEL OF LAND IN SECTION 13, TOWNSHIP 6 SOUTH, RANGE 27 EAST,
ST. JOHNS COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 13; THENCE SOUTH
03 DEGREES 07 MINUTES 57 SECONDS EAST, ASSUMED BEARING ON THE
EASTERLY LINE OF SAID SECTION 13; A DISTANCE OF 89.52 FEET;
THENCE SOUTH 68 DEGREES 02 MINUTES 23 SECONDS WEST 2587.67
FEET TO THE POINT OF BEGINNING; THENCE SOUTH 22 DEGREES 07
MINUTES 07 SECONDS EAST 491.86 FEET; THENCE SOUTH 88 DEGREES
44 MINUTES 20 SECONDS EAST 191.24 FEET; THENCE SOUTH 36
DEGREES 42 MINUTES 40 SECONDS EAST 591.29 FEET; THENCE SOUTH
61 DEGREES 25 MINUTES 15 SECONDS EAST 597.46 FEET; THENCE
NORTH 85 DEGREES 18 MINUTES 54 SECONDS EAST 160.18 FEET;
THENCE SOUTH 45 DEGREES 32 MINUTES 00 SECONDS EAST 546.42
FEET; THENCE SOUTH 05 DEGREES 10 MINUTES 45 SECONDS EAST
854.31 FEET; THENCE NORTH 86 DEGREES 08 MINUTES 09 SECONDS
EAST 266.31 FEET; THENCE SOUTH 18 DEGREES 14 MINUTES 24
SECONDS EAST 223.28 FEET; THENCE SOUTH 86 DEGREES 08 MINUTES
09 SECONDS WEST 356.58 FEET; THENCE NORTH 22 DEGREES 32
MINUTES 50 SECONDS WEST 385.12 FEET; THENCE NORTH 01 DEGREE 30
MINUTES 48 SECONDS EAST 659.38 FEET; THENCE NORTH 48 DEGREES
52 MINUTES 57 SECONDS WEST 460.44 FEET; THENCE SOUTH 41
DEGREES 28 MINUTES 25 SECONDS WEST 78.44 FEET; THENCE NORTH 60
DEGREES 10 MINUTES 00 SECONDS WEST 2063.62 FEET; THENCE NORTH
15 DEGREES 46 MINUTES 39 SECONDS WEST 175.53 FEET; THENCE
NORTH 68 DEGREES 02 MINUTES 23 SECONDS EAST 545.47 FEET TO THE
POINT OF BEGINNING.

EXHIBIT "A"

Parcel 1

A parcel of land in Section 12, Township 6 south, Range 27 East, St. Johns County, Florida described as follows:

Commence at the southeast corner of said Section 12; thence north 03 degrees 07 minutes 57 seconds west, assumed bearing on the northerly extension of the easterly line of Section 13, Township 6 South, Range 27 East, a distance of 70.33 feet; thence north 57 degrees 37 minutes 34 seconds west 209.53 feet; thence north 81 degrees 30 minutes 03 seconds west 342.31 feet; thence north 39 degrees 57 minutes 21 seconds west 435.38 feet to the point of beginning of the parcel of land to be described; thence continue north 39 degrees 57 minutes 21 seconds west 43.61 feet; thence north 64 degrees 37 minutes 13 seconds west 451.47 feet; thence north 62 degrees 21 minutes 39 seconds west 2905.22 feet; thence north 86 degrees 20 minutes 14 seconds west 1062.99 feet to an iron rod; thence north 86 degrees 32 minutes 06 seconds west 486.05 feet, more or less, to the intersection with the westerly line of said Section 12; thence south 02 degrees 18 minutes 07 seconds East, along the westerly line of said Section 12, a distance of 2265.57 feet; thence south 89 degrees 56 minutes 52 seconds east 1278.40 feet, more or less, to an iron rod; thence north 79 degrees 27 minutes 28 seconds east 3240.88 feet to the point of beginning. Containing 150.00 acres more or less.

Parcel 2

A parcel of land in Section 12 and 13, Township 6 South, Range 27 East, St. Johns County, Florida described as follows:

Begin at the southeast corner of said Section 12; thence north 03 degrees 07 minutes 57 seconds west, assumed bearing on the northerly extension of the easterly line of said Section 13, a distance of 200.33 feet; thence north 63 degrees 52 minutes 42 seconds west 908.85 feet; thence south 39 degrees 57 minutes 21 seconds east 43.61 feet; thence south 79 degrees 27 minutes 28 seconds west 3240.88 feet; thence south 36 degrees 23 minutes 26 seconds East 890.75 feet; thence south 73 degrees 31 minutes 56 seconds east 1107.07 feet; thence north 68 degrees 02 minutes 23 seconds east 2587.67 feet; to the intersection with the easterly line of said Section 13; thence north 03 degrees 07 minutes 57 seconds west, along said easterly line of Section 13, a distance of 89.52 feet to the point of beginning. Containing 85.10 acres, more or less.

A PARCEL OF LAND IN SECTION 13, TOWNSHIP 6 SOUTH, RANGE 27 EAST,
ST. JOHNS COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 13; THENCE SOUTH
03 DEGREES 07 MINUTES 57 SECONDS EAST, ASSUMED BEARING ON THE
EAST LINE OF SAID SECTION 13, A DISTANCE OF 89.52 FEET TO
THE POINT OF BEGINNING; THENCE SOUTH 68 DEGREES 02 MINUTES 23
SECONDS WEST 2587.67 FEET; THENCE SOUTH 22 DEGREES 07 MINUTES
07 SECONDS EAST 491.86 FEET; THENCE SOUTH 88 DEGREES 44
MINUTES 20 SECONDS EAST 191.24 FEET; THENCE SOUTH 36 DEGREES
42 MINUTES 40 SECONDS EAST 591.29 FEET; THENCE SOUTH 61
DEGREES 25 MINUTES 15 SECONDS EAST 597.46 FEET; THENCE NORTH
85 DEGREES 18 MINUTES 54 SECONDS EAST 160.18 FEET; THENCE
SOUTH 45 DEGREES 32 MINUTES 00 SECONDS EAST 546.42 FEET;
THENCE SOUTH 05 DEGREES 10 MINUTES 45 SECONDS EAST 854.31
FEET; THENCE NORTH 86 DEGREES 08 MINUTES 09 SECONDS EAST
266.31 FEET; THENCE SOUTH 18 DEGREES 14 MINUTES 24 SECONDS
EAST 223.28 FEET; THENCE SOUTH 38 DEGREES 00 MINUTES 44
SECONDS WEST 730.51 FEET; THENCE SOUTH 39 DEGREES 58 MINUTES
40 SECONDS WEST 581.20 FEET; THENCE SOUTH 67 DEGREES 07
MINUTES 36 SECONDS WEST 456.67 FEET TO THE EASTERLY LINE OF
LANDS DESCRIBED AS PARCEL 3 IN OFFICIAL RECORDS BOOK 1061,
PAGE 1133 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA;
THENCE SOUTH 19 DEGREES 11 MINUTES 38 SECONDS EAST 119.30 FEET
TO THE SOUTHEAST CORNER OF SAID PARCEL 3; THENCE SOUTH 00
DEGREES 39 MINUTES 05 SECONDS EAST, ALONG THE EASTERLY LINE OF
LANDS DESCRIBED AS PARCEL 2 IN SAID OFFICIAL RECORDS BOOK
1061, PAGE 1133, A DISTANCE OF 200 FEET, MORE OR LESS, TO THE
CENTERLINE OF WARD'S CREEK; THENCE MEANDER NORTHEASTERLY,
ALONG SAID CENTERLINE OF WARD'S CREEK, 2090 FEET, MORE OR
LESS, TO A POINT ON THE EAST LINE OF THE ABOVE MENTIONED
SECTION 13, WHICH LINE BEARS SOUTH 03 DEGREES 07 MINUTES 57
SECONDS EAST FROM THE POINT OF BEGINNING; THENCE NORTH 03
DEGREES 07 MINUTES 57 SECONDS WEST, ALONG SAID EAST LINE
OF SECTION 13, A DISTANCE OF 3808 FEET, MORE OR LESS, TO THE
POINT OF BEGINNING. TOGETHER WITH AN EASEMENT FOR INGRESS AND
EGRESS OVER THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCE AT THE SOUTHEAST CORNER OF LANDS DESCRIBED AS PARCEL 3 IN OFFICIAL RECORDS BOOK 1061, PAGE 1133 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 19 DEGREES 11 MINUTES 38 SECONDS WEST, ALONG THE EASTERLY LINE OF SAID PARCEL 3, A DISTANCE OF 110.30 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND TO BE DESCRIBED; THENCE CONTINUE NORTH 19 DEGREES 11 MINUTES 38 SECONDS WEST, ALONG SAID EASTERLY LINE, 584.91 FEET TO THE NORTHEASTERLY CORNER OF LOT 11, MAGUIRE'S UNRECORDED SUBDIVISION, AS SAID LOT 11 IS DESCRIBED IN OFFICIAL RECORDS BOOK 1238, PAGE 948 OF SAID PUBLIC RECORDS; THENCE NORTH 38 DEGREES 22 MINUTES 39 SECONDS WEST, ALONG THE NORTHEASTERLY LINE OF SAID LOT 11, A DISTANCE OF 131.68 FEET TO THE NORTHEASTERLY CORNER OF LOT 10, MAGUIRE'S UNRECORDED SUBDIVISION, AS SAID LOT 10 IS DESCRIBED IN OFFICIAL RECORDS BOOK 1170, PAGE 1 OF SAID PUBLIC RECORDS; THENCE NORTH 35 DEGREES 33 MINUTES 39 SECONDS WEST, ALONG THE NORTHEASTERLY LINE OF SAID LOT 10, A DISTANCE OF 274.52 FEET TO THE NORTHEASTERLY CORNER OF LOT 9, MAGUIRE'S UNRECORDED SUBDIVISION, AS SAID LOT 9 IS DESCRIBED IN OFFICIAL RECORDS BOOK 1438, PAGE 1511 OF SAID PUBLIC RECORDS; THENCE NORTH 39 DEGREES 34 MINUTES 48 SECONDS WEST, ALONG THE NORTHEASTERLY LINE OF SAID LOT 9, A DISTANCE OF 276.43 FEET TO THE NORTHEASTERLY CORNER OF LOT 8, MAGUIRE'S UNRECORDED SUBDIVISION, AS SAID LOT 8 IS DESCRIBED IN OFFICIAL RECORDS BOOK 1226, PAGE 1489 OF SAID PUBLIC RECORDS, THENCE NORTH 43 DEGREES 31 MINUTES 07 SECONDS WEST, ALONG THE NORTHEASTERLY LINE OF SAID LOT 8, A DISTANCE OF 275.42 FEET TO THE NORTHEASTERLY CORNER OF LOT 7, MAGUIRE'S UNRECORDED SUBDIVISION, AS SAID LOT 7 IS DESCRIBED IN OFFICIAL RECORDS BOOK 1119, PAGE 1245 OF SAID PUBLIC RECORDS; THENCE NORTH 47 DEGREES 26 MINUTES 32 SECONDS WEST, ALONG THE NORTHEASTERLY LINE OF SAID LOT 7, A DISTANCE OF 275.42 FEET TO THE NORTHEASTERLY CORNER OF LOT 6, MAGUIRE'S UNRECORDED SUBDIVISION, AS SAID LOT 6 IS DESCRIBED IN OFFICIAL RECORDS BOOK 1215, PAGE 686 OF SAID PUBLIC RECORDS; THENCE NORTH 51 DEGREES 22 MINUTES 25 SECONDS WEST, ALONG THE NORTHEASTERLY LINE OF SAID LOT 6, A DISTANCE OF 275.41 FEET TO THE NORTHEASTERLY CORNER OF LOT 5, MAGUIRE'S UNRECORDED SUBDIVISION, AS SAID LOT 5 IS DESCRIBED IN OFFICIAL RECORDS BOOK 1418, PAGE 1381 OF SAID PUBLIC RECORDS; THENCE NORTH 55 DEGREES 18 MINUTES 17 SECONDS WEST, ALONG THE NORTHEASTERLY LINE OF SAID LOT 5, A DISTANCE OF 275.42 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 5; THENCE NORTH 61 DEGREES 22 MINUTES 35 SECONDS WEST 451.73 FEET; THENCE SOUTH 28 DEGREES 37 MINUTES 25 SECONDS WEST 1094.68 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 13 (A 100 FOOT WIDE RIGHT-OF-WAY); THENCE NORTH 64 DEGREES 23 MINUTES 55 SECONDS WEST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, 30.04 FEET; THENCE NORTH 28 DEGREES 37 MINUTES 25 SECONDS EAST 1126.26 FEET; THENCE SOUTH 61 DEGREES 22 MINUTES 35 SECONDS EAST 483.32 FEET; THENCE SOUTH 55 DEGREES 18 MINUTES 17 SECONDS EAST 278.04 FEET; THENCE SOUTH 51 DEGREES 22 MINUTES 25 SECONDS EAST 277.47 FEET; THENCE SOUTH 47 DEGREES 26 MINUTES 32 SECONDS EAST 277.48 FEET; THENCE SOUTH 43 DEGREES 31 MINUTES 07 SECONDS EAST 277.48 FEET; THENCE SOUTH 39 DEGREES 34 MINUTES 48 SECONDS EAST 278.51 FEET; THENCE SOUTH 35 DEGREES 33 MINUTES 39 SECONDS EAST 274.80 FEET; THENCE SOUTH 38 DEGREES 22 MINUTES 39 SECONDS EAST 135.67 FEET; THENCE SOUTH 19 DEGREES 11 MINUTES 38 SECONDS EAST 588.09 FEET; THENCE SOUTH 67 DEGREES 07 MINUTES 36 SECONDS WEST 30.06 FEET 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

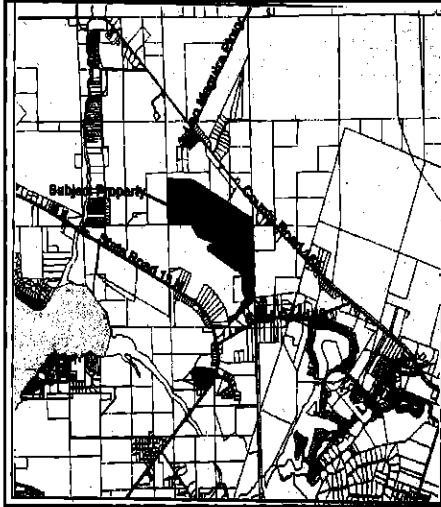
(Seal)

PATRICIA A. BERGQUIST

(2)

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 AGRICULTURAL INTENSIVE (A-I) TO PUBLIC (P) FOR PROPERTY LOCATED NORTH OF STATE ROAD 16 BETWEEN STATE ROAD 13 NORTH AND COUNTY ROAD 16A; 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 Rural Silviculture (R/S) and Agricultural Intensive (A-I) to Public (P) for Public Site #2.

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
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D. IN WHAT LINE IN ORDER IS Y at St. s y ing at lar g. Y. at O id St. at ed lid on ed O- or he 04 cal by ny of er- he TO ns an r- 20 ed an D- 3S TE ON