

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), RESPECTIVELY, TO PUBLIC (P) FOR PROPERTY LOCATED NORTHWEST OF STATE ROAD 16 AND INTERNATIONAL GOLF PARKWAY; 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), respectively, to Public (P), for Public Sites #3A and #3B located northwest of State Road 16 and International Golf Parkway 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.

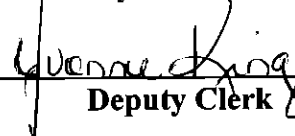
PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 3rd DAY OF November 2004.

**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 Agricultural Intensive and Rural Silviculture

to Public

PROPOSED

AGRICULTURE INTENSIVE

R/S

Public Site "3A"

Public Site "3B"

RESIDENTIAL-A

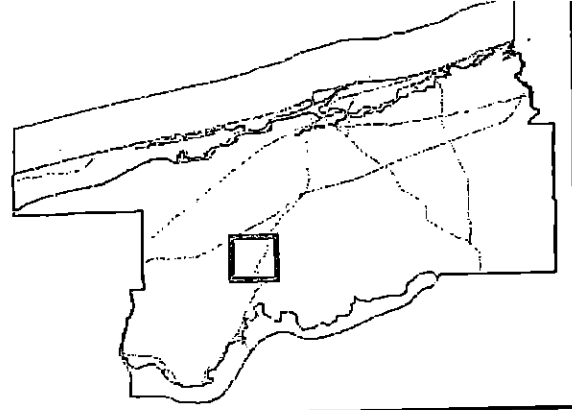
RESIDENTIAL-C

County Road 16A

State Road 16

Russ-Kardling Rd

Growth District



Future Land Use Map



Map Prepared: Oct 24, 2003
Depicts General Project Boundary

Comprehensive Plan
Amendment for
Public Sites
"3A" & "3B"

FILE: 028110-0010 028187-002
St. Johns County Ord. #:2004-
St. Johns County
Growth Mgmt. Svcs.
Planning Division



PARCEL 1

WELL SITE

A PART OF THE ANTONIO HUERTAS GRANT SECTION 38, SUBSECTION 6, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF LOT 210, TURNBERRY AT ST. JOHNS UNIT TWO AS RECORDED IN MAP BOOK 36, PAGES 19 THROUGH 25 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 00°32'42" EAST A DISTANCE OF 588.59 FEET; THENCE SOUTH 53°10'41" EAST, ALONG THE NORTHERLY LINE OF A 75 FOOT FLORIDA POWER AND LIGHT EASEMENT AS RECORDED IN OFFICIAL RECORDS 988, PAGE 915 OF SAID PUBLIC RECORDS, A DISTANCE OF 20.00 FEET; THENCE SOUTH 36°51'00" WEST A DISTANCE OF 74.92 FEET TO THE NORTHERLY LINE OF A NEXTEL INGRESS AND EGRESS EASEMENT AS DESCRIBED IN OFFICIAL RECORDS 1389, PAGE 949 OF SAID PUBLIC RECORDS, THE SAME BEING THE SOUTHERLY LINE OF THE AFOREMENTIONED FLORIDA POWER AND LIGHT EASEMENT; THENCE SOUTH 53°10'41" EAST, ALONG SAID NORTHERLY LINE OF THE NEXTEL INGRESS AND EGRESS EASEMENT, A DISTANCE OF 727.48 FEET; THENCE SOUTH 48°19'15" EAST, CONTINUING ALONG SAID NORTHERLY LINE, A DISTANCE OF 344.08 FEET TO THE WESTERLY RIGHT OF WAY LINE OF INTERNATIONAL GOLF PARKWAY AS NOW ESTABLISHED; THENCE SOUTH 50°36'31" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 30.37 FEET; THENCE NORTH 48°19'15" WEST, ALONG THE SOUTHERLY LINE OF THE AFOREMENTIONED NEXTEL INGRESS AND EGRESS EASEMENT, A DISTANCE OF 338.09 FEET; THENCE NORTH 53°10'41" WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 1728.16 FEET; THENCE NORTH 60°19'17" WEST, CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 402.09 FEET; THENCE NORTH 53°10'41" WEST, CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 151.29 FEET; THENCE NORTH 17°32'53" EAST, ALONG THE WESTERLY LINE OF SAID NEXTEL INGRESS AND EGRESS EASEMENT, A DISTANCE OF 151.29 FEET; THENCE NORTH 49°15'08" EAST, CONTINUING ALONG SAID WESTERLY LINE, A DISTANCE OF 57.14 FEET; THENCE NORTH 17°34'12" EAST, CONTINUING ALONG SAID WESTERLY LINE, A DISTANCE OF 1283.30 FEET; THENCE NORTH 72°25'48" WEST A DISTANCE OF 263.06 FEET; THENCE NORTH 12°43'42" EAST A DISTANCE OF 376.84 FEET TO THE POINT OF BEGINNING OF WELL SITE (PARCEL 1); THENCE CONTINUE NORTH 12°43'42" EAST A DISTANCE OF 200.00 FEET; THENCE NORTH 72°43'41" WEST, PARALLEL WITH, PERPENDICULAR TO, AND 20 FEET SOUTHERLY OF AN EXISTING 75 FOOT FLORIDA POWER AND LIGHT EASEMENT AS RECORDED IN OFFICIAL RECORDS 946, PAGE 1418 OF SAID PUBLIC RECORDS, A DISTANCE OF 200.00 FEET; THENCE SOUTH 12°43'42" WEST A DISTANCE OF 200.00 FEET; THENCE SOUTH 72°43'41" EAST A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.92 ACRES, MORE OR LESS.

PARCEL 2

WELL SITE

A PART OF THE ANTONIO HUERTAS GRANT SECTION 38, SUBSECTION 6, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF LOT 210, TURNBERRY AT ST. JOHNS UNIT TWO AS RECORDED IN MAP BOOK 36, PAGES 19 THROUGH 25 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 00°32'42" EAST A DISTANCE OF 588.59 FEET; THENCE SOUTH 53°10'41" EAST, ALONG THE NORTHERLY LINE OF A 75 FOOT FLORIDA POWER AND LIGHT EASEMENT AS RECORDED IN OFFICIAL RECORDS 988, PAGE 915 OF SAID PUBLIC RECORDS, A DISTANCE OF 20.00 FEET; THENCE SOUTH 36°51'00" WEST A DISTANCE OF 74.92 FEET TO THE NORTHERLY LINE OF A NEXTEL INGRESS AND EGRESS EASEMENT AS DESCRIBED IN OFFICIAL RECORDS 1389, PAGE 949 OF SAID PUBLIC RECORDS, THE SAME BEING THE SOUTHERLY LINE OF THE AFOREMENTIONED FLORIDA POWER AND LIGHT; THENCE SOUTH 53°10'41"

EAST, ALONG SAID NORTHERLY LINE OF THE NEXTEL INGRESS AND EGRESS EASEMENT, A DISTANCE OF 727.48 FEET; THENCE SOUTH 48°19'15" EAST, CONTINUING ALONG SAID NORTHERLY LINE, A DISTANCE OF 344.08 FEET TO THE WESTERLY RIGHT OF WAY LINE OF INTERNATIONAL GOLF PARKWAY AS NOW ESTABLISHED; THENCE SOUTH 50°36'31" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 30.37 FEET; THENCE NORTH 48°19'15" WEST, ALONG THE SOUTHERLY LINE OF THE AFOREMENTIONED NEXTEL INGRESS AND EGRESS EASEMENT, A DISTANCE OF 338.09 FEET; THENCE NORTH 53°10'41" WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 1728.16 FEET; THENCE NORTH 60°19'17" WEST, CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 402.09 FEET; THENCE NORTH 53°10'41" WEST, CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 151.29 FEET; THENCE NORTH 17°32'53" EAST, ALONG THE WESTERLY LINE OF SAID NEXTEL INGRESS AND EGRESS EASEMENT, A DISTANCE OF 151.29 FEET; THENCE NORTH 49°15'08" EAST, CONTINUING ALONG SAID WESTERLY LINE, A DISTANCE OF 57.14 FEET; THENCE NORTH 17°34'12" EAST, CONTINUING ALONG SAID WESTERLY LINE, A DISTANCE OF 1283.30 FEET; THENCE NORTH 72°25'48" WEST A DISTANCE OF 263.06 FEET; THENCE NORTH 12°43'42" EAST A DISTANCE OF 376.84 FEET TO THE SOUTHEAST CORNER OF A WELL SITE (PARCEL 1); THENCE CONTINUE NORTH 12°43'42" EAST, ALONG THE EASTERLY LINE OF A PROPOSED WELL SITE (PARCEL 1), A DISTANCE OF 200.00 FEET; THENCE NORTH 72°43'41" WEST, PARALLEL WITH, PERPENDICULAR TO, AND 20 FEET SOUTHERLY OF AN EXISTING 75 FOOT FLORIDA POWER AND LIGHT EASEMENT AS RECORDED IN OFFICIAL RECORDS 946, PAGE 1418 OF SAID PUBLIC RECORDS, A DISTANCE OF 200.00 FEET; THENCE NORTH 72°43'41" WEST, PARALLEL WITH, PERPENDICULAR TO, AND 20 FEET SOUTHERLY OF SAID 75 FOOT FLORIDA POWER AND LIGHT EASEMENT, A DISTANCE OF 1113.81 FEET TO THE POINT OF BEGINNING OF A WELL SITE (PARCEL 2); THENCE NORTH 72°43'41" WEST, PARALLEL WITH, PERPENDICULAR TO, AND 20 FEET SOUTHERLY OF SAID 75 FOOT FLORIDA POWER AND LIGHT EASEMENT, A DISTANCE OF 200.00 FEET; THENCE SOUTH 17°16'19" WEST A DISTANCE OF 200.00 FEET; THENCE SOUTH 72°43'41" EAST A DISTANCE OF 200.00 FEET; THENCE NORTH 17°16'19" EAST A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.92 ACRES, MORE OR LESS.

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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)



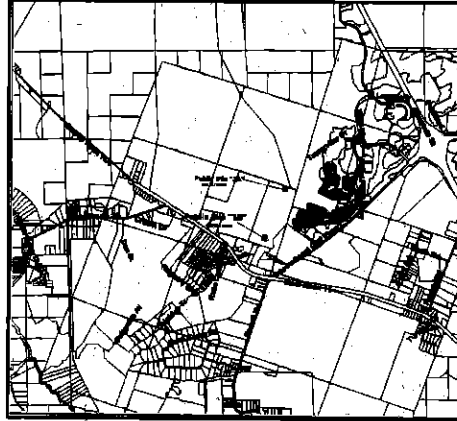
Patricia A. Bergquist
My Commission DD275991
Expires December 18, 2007

(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 RURAL SILVICULTURE (R/S) AND AGRICULTURAL INTENSIVE (A-I) TO PUBLIC (P) FOR PROPERTY LOCATED NORTHWEST OF STATE ROAD 16 AND INTERNATIONAL GOLF PARKWAY; 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 #3A and #3B.

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