

ORDINANCE NO. 2004 - 99

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) TO PUBLIC (P) FOR PROPERTY LOCATED ON THE SOUTH SIDE STATE ROAD 16 NEAR TURNBULL DRIVE; 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) to Public (P) for Public Site #4 located on the south side State Road 16 near Turnbull Drive, 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

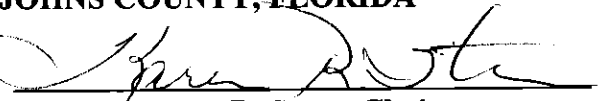
deemed a separate, distinct, and independent provision and shall not effect the validity of the remaining portions.

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.

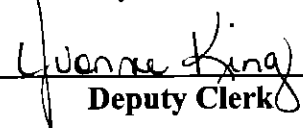
PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 3rd DAY OF November 2004.

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

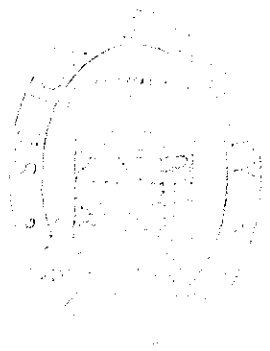
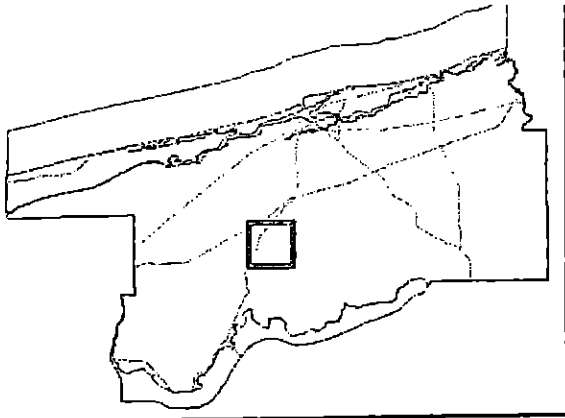
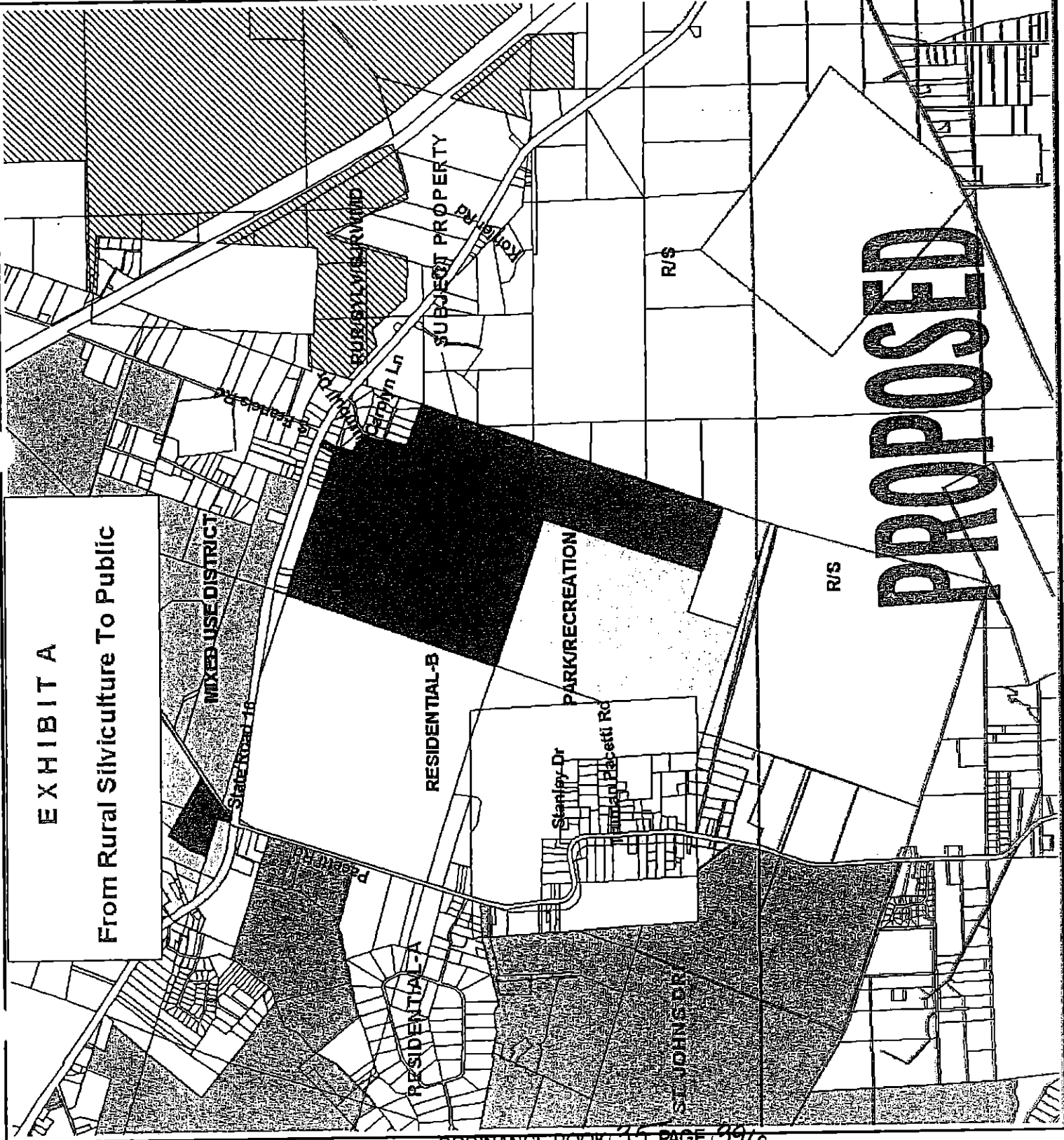


EXHIBIT A

From Rural Silviculture To Public



Future Land Use Map



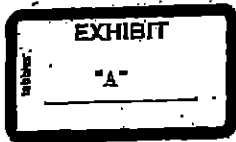
Map Prepared: Oct 24, 2003
• Depicts General Project Boundary

**Comprehensive Plan
Amendment for
Public Site #4**

FILE: 028660-0010, 028692-0001
028660-0000, 028610-0000

St. Johns County Ord #12004-
St. Johns County
Growth Mgmt. Svcs
Planning Division

PROPOSED



MAP SHOWING BOUNDARY SURVEY OF

A PART OF SUB-SECTION 9, TOGETHER WITH A PART OF SUB-SECTION 16,
ON A PLAN OF SURVEY OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH,
RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, PREPARED BY JAMES M. GOULD, AND SURVEYED APRIL 1, 1

LEGAL DESCRIPTION

A PART OF SUB-SECTION 9, TOGETHER WITH A PART OF SUB-SECTION 9, TOGETHER WITH A PART OF SUB-SECTION 16, AS SHOWN ON THE PLAN OF SURVEY OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, PREPARED BY JAMES M. GOULD, AND SURVEYED APRIL 1, 1859, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEASTERLY CORNER OF THE PLAT OF TURNBULL WOODS, AS RECORDED IN MAP BOOK 25, PAGES 1 AND 2, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID CORNER BEING SITUATE ON THE EASTERLY BOUNDARY LINE OF SAID SUB-SECTION 9, SECTION 38; THENCE SOUTH 19 DEGREES 22 MINUTES 25 SECONDS WEST, ALONG SAID EASTERLY BOUNDARY LINE OF SAID SUB-SECTION 9, SECTION 38, AND ITS SOUTHERLY PROLONGATION, 7671.17 FEET TO THE NORTHEAST CORNER OF SOUTH ONE HALF (1/2) OF THE SOUTHEAST ONE QUARTER (1/4) OF SUB-SECTION 16, SECTION 38; THENCE NORTH 72 DEGREES 02 MINUTES 11 SECONDS WEST, ALONG THE NORTH LINE OF THE SOUTH ONE HALF (1/2) OF THE SOUTHEAST ONE QUARTER (1/4) OF SUB-SECTION 16, SECTION 38, 1648.09 FEET TO THE SOUTHWESTERLY CORNER OF THE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 771, PAGE 01, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 19 DEGREES 21 MINUTES 05 SECONDS EAST, DEPARTING FROM THE NORTH LINE OF THE SOUTH ONE HALF (1/2) OF THE SOUTHEAST ONE QUARTER (1/4) OF SUB-SECTION 16, SECTION 38, AND ALONG THE WESTERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 771, PAGE 01, 4027.20 FEET TO A POINT SITUATE ON THE SOUTHERLY BOUNDARY LINE OF THE AFORESAID SUB-SECTION 9, SECTION 38; THENCE NORTH 72 DEGREES 18 MINUTES 00 SECONDS WEST, ALONG THE SOUTHERLY LINE OF SAID SUB-SECTION 9, SECTION 38, 3610.19 FEET TO THE SOUTHWESTERLY CORNER THEREOF; THENCE NORTH 18 DEGREES 54 MINUTES 06 SECONDS EAST, ALONG THE WESTERLY BOUNDARY LINE OF SAID SUB-SECTION 9, SECTION 38, 5200.66 FEET TO THE NORTHWESTERLY CORNER THEREOF; THENCE SOUTH 72 DEGREES 13 MINUTES 55 SECONDS EAST, ALONG THE NORTHERLY LINE OF SAID SUB-SECTION 9, SECTION 38, 3584.00 FEET TO SOUTHWESTERLY CORNER OF "PARCEL B" AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 872, PAGES 1082, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 19 DEGREES 21 MINUTES 58 SECONDS EAST, ALONG THE WESTERLY LINE OF SAID "PARCEL B" OFFICIAL RECORDS VOLUME 872, PAGE 1082, 360.80 FEET TO A POINT SITUATE ON A CURVE LEADING SOUTHEASTERLY IN THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD No. 16 (A 200 FOOT RIGHT-OF-WAY LINE OF STATE ROAD No. 16 AND THE NORTHERLY LINE OF "PARCEL B" OFFICIAL RECORDS VOLUME 872, PAGE 1082, SAID CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 7513.68 FEET AN ARC LENGTH OF 124.83 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 67 DEGREES 34 MINUTES 53 SECONDS EAST, 124.62 FEET TO A POINT ON SAID CURVE, SAID POINT BEING THE NORTHEASTERLY CORNER OF "PARCEL B" OFFICIAL RECORDS VOLUME 872, PAGE 1082; THENCE SOUTH 19 DEGREES 21 MINUTES 56 SECONDS WEST, DEPARTING FROM SAID SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD No. 16, AND ALONG THE EASTERLY LINE OF SAID "PARCEL B" OFFICIAL RECORDS VOLUME 872, PAGE 1082, 350.55 FEET TO THE SOUTHEASTERLY CORNER THEREOF, SAID CORNER BEING SITUATE ON THE WESTERLY BOUNDARY LINE OF THE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 1632, PAGE 1193, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 19 DEGREES 34 MINUTES 32 SECONDS WEST, ALONG SAID WESTERLY BOUNDARY LINE OF SAID OFFICIAL RECORD VOLUME 1632, PAGE 1192, AND ITS SOUTHERLY PROLONGATION ALONG THE AFORESAID PLAT OF TURNBULL WOODS, 412.34 FEET TO THE SOUTHWESTERLY CORNER OF LOT 4, BLOCK 2, OF SAID TURNBULL WOODS; THENCE CONTINUE ALONG THE BOUNDARY OF SAID TURNBULL WOODS THE FOLLOWING EIGHT COURSES AND DISTANCES: COURSE No. ONE (1), SOUTH 54 DEGREES 33 MINUTES 43 SECONDS EAST, 508.01 FEET TO A POINT SITUATE ON A CURVE LEADING TO THE LEFT; COURSE No. TWO (2), THENCE ALONG AND AROUND THE ARC OF THE CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 571.30 FEET, AN ARC LENGTH OF 160.18 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 37 DEGREES 24 MINUTES 21 SECONDS WEST, 159.68 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE No. THREE (3), THENCE SOUTH 19 DEGREES 22 MINUTES 25 SECONDS WEST, 339.90 FEET; COURSE No. FOUR (4), THENCE SOUTH 70 DEGREES 37 MINUTES 35 SECONDS EAST, 85.00 FEET TO A POINT SITUATE ON A CURVE LEADING TO THE LEFT; COURSE No. FIVE (5), THENCE ALONG AND AROUND THE ARC OF THE CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 64 DEGREES 22 MINUTES 25 SECONDS EAST, 39.38 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE No. SIX (6), THENCE SOUTH 19 DEGREES 22 MINUTES 25 SECONDS WEST, 225.00 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING THE LEFT; COURSE No. SEVEN (7), THENCE ALONG AND AROUND THE ARC OF THE CURVE, SAID CURVE BEING CONCAVE EASTERLY, AND HAVING A RADIUS OF 818.51 FEET, AN ARC LENGTH OF 318.33 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 05 DEGREES 18 MINUTES 05 SECONDS EAST, 313.12 FEET TO A POINT ON SAID CURVE; COURSE No. EIGHT (8), THENCE SOUTH 70 DEGREES 37 MINUTES 35 SECONDS EAST, DEPARTING FROM SAID CURVE, 893.20 FEET TO THE SOUTHEASTERLY CORNER OF SAID TURNBULL WOODS AND THE POINT OF BEGINNING.

CONTAINING 748.07 ACRES MORE OR LESS.

THE ABOVE DESCRIBED LANDS ARE ONE AND THE SAME AS THE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 822, PAGE 800, OF THE PUBLIC RECORDS OF SAID COUNTY, TOGETHER WITH THE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 771, PAGE 04, THE PUBLIC RECORDS OF SAID COUNTY, TOGETHER WITH THE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 771, PAGE 03, TOGETHER WITH THE LANDS DESCRIBED AS "PARCEL B" AND RECORDED IN OFFICIAL RECORDS VOLUME 872, PAGES 1082, OF THE PUBLIC RECORDS OF SAID COUNTY, LESS AND EXCEPT THE LANDS PLATTED AND KNOWN AS TURNBULL WOODS, RECORDED IN MAP BOOK 25, PAGES 1 AND 2, OF THE PUBLIC RECORDS OF SAID COUNTY.

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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

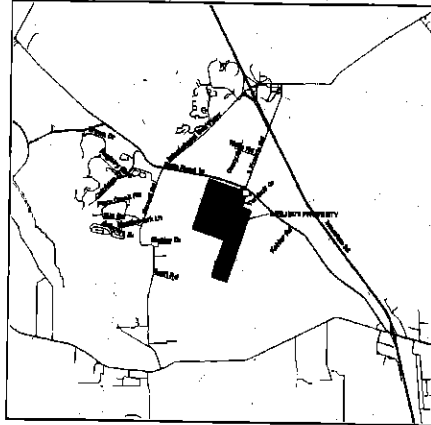
(Seal)

PATRICIA A. BERGQUIST

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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) TO PUBLIC (P) FOR PROPERTY LOCATED ON THE SOUTHSIDE STATE ROAD 16 NEAR TURNBULL DRIVE; 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) to Public (P) for Public Site #4.

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