

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 INDUSTRIAL (I) TO MIXED USE DISTRICT (MD) FOR PROPERTY LOCATED AT 125-F INTERNATIONAL GOLF PARKWAY, SOUTH AND WEST OF THE INTERSECTION OF INTERNATIONAL GOLF PARKWAY AND U.S. HIGHWAY 1 NORTH, NEAR THE WEST SIDE OF THE FLORIDA EAST COAST RAILWAY, 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 Industrial (I) to Mixed Use District (Md), for property located at 125-F International Golf Parkway, south and west of the intersection of International Golf Parkway and U.S. Highway 1 North, near the west side of the Florida East Coast Railway, as shown on **EXHIBITS A and B**; 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 Ordinance No. 2000-34 as amended; and the St. Johns County Land Development Code as amended.

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

SECTION 4. This ordinance shall take effect 31 days after adoption. If challenged within 30 days after adoption, this ordinance shall not become effective until the state land planning agency or Administration Commission issues a final order determining the adopted small scale amendment is in compliance.

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 9th DAY OF February, 2005.

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

BY: _____

Bruce A. Maguire, Chairman

RENDITION DATE 2/11/05

ATTEST: Cheryl Strickland, Clerk

BY: _____

Robin L. Peck
Deputy Clerk

EFFECTIVE DATE: 03-19-05

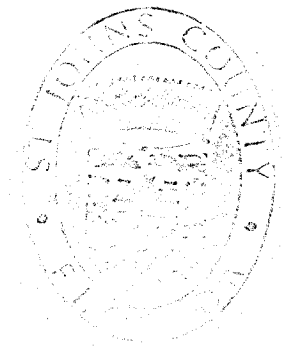
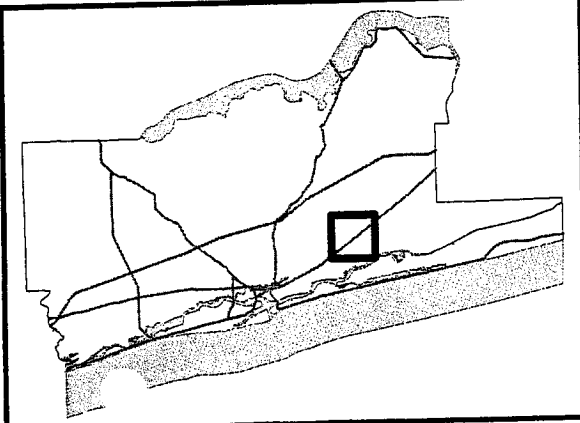
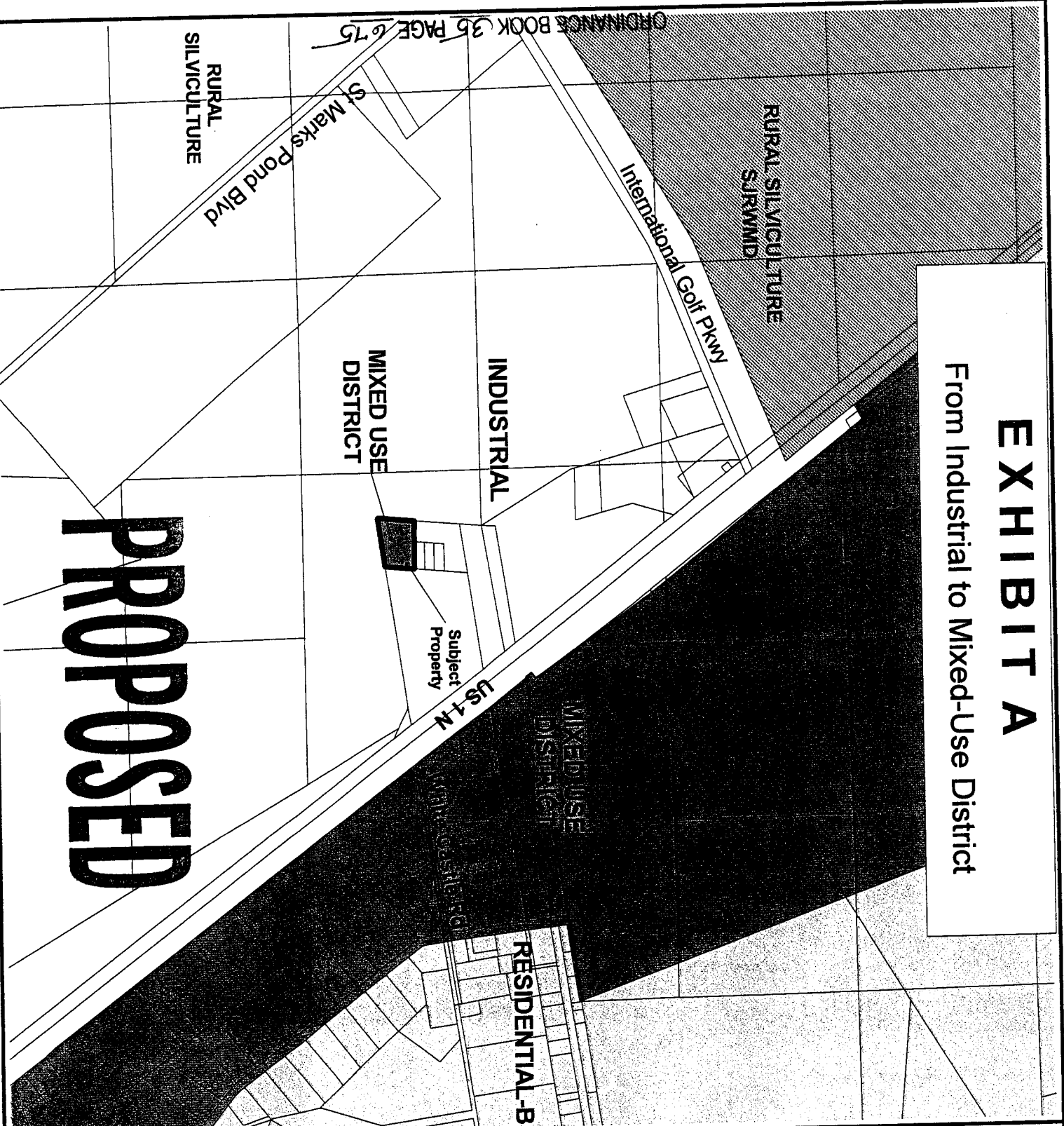


EXHIBIT A

From Industrial to Mixed-Use District



Future Land Use Map



Map Prepared: Jan 05, 2005
*Depicts General Project Boundaries

CPA(SS) 2004-05
BENNETT
RESIDENCE

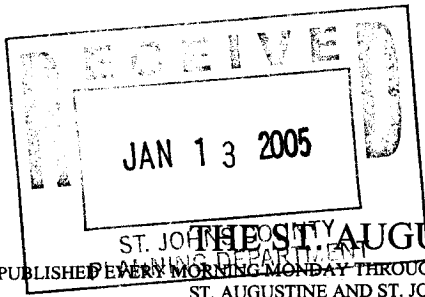
ORD# 2005-
PIN # 073990-0000

St. Johns County
Growth Mgmt. Svcs.
Planning Division



EXHIBIT B

A part of the Reuben Charles Grant, Section 45, Township 6 South, Range 29 East, and for a point of beginning commence at the Southwest corner of said Grant, run thence North 83 degrees, East 362 feet and Six (6) inches; thence running North 5-1/2 degrees East, 215.55 feet to a point; thence run South 89 degrees, 16 minutes, 30 seconds West, 351 feet, more or less to the West line of said Grant; thence run South 5-1/2 degrees West along the West line of said Reuben Charles Grant, 267 feet, more or less, to the point of beginning.



COPY OF ADVERTISEMENT

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 the matter of **PROPOSED SMALL SCALE AMMENDMENT**
was published in said newspaper in the issues of

DECEMBER 31, 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 and subscribed before me this **3RD** day of **JANUARY, 2005.**

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

Patricia A. Bergquist



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

(Signature of Notary Public)

(Seal)

PATRICIA A. BERGQUIST



FLORIDA DEPARTMENT OF STATE
Glenda E. Hood
Secretary of State
DIVISION OF LIBRARY AND INFORMATION SERVICES

FILED
05 FEB 18 AM 9:06
CHERYL STRICKLAND
CLERK COUNTY COMMISSION
ST JOHNS COUNTY FL

February 15, 2005

Ms. Cheryl Strickland
Clerk
St. Johns County
Minutes & Records Division
Post Office Drawer 300
St. Augustine, Florida 32085-0300

Attention: Yvonne King, Deputy Clerk

Dear Ms. Strickland:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letter dated February 14, 2005 and certified copies of St. Johns County Ordinance Nos. 2005-8 through 2005-12, which were filed in this office on February 15, 2005.

Sincerely,

A handwritten signature in cursive script that reads "Liz Cloud".

Liz Cloud
Program Administrator

LC/kcs

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ORDINANCE BOOK 35 PAGE 1679