

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 INTENSIVE COMMERCIAL (IC) FOR PROPERTY LOCATED ON THE NORTH SIDE OF PALM VALLEY ROAD ACROSS FROM DAVIS PARK; 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 Intensive Commercial (IC), for property located on the north side of Palm Valley Road (CR 210 East), across from Davis Park, as shown on **EXHIBITS A and B**, as follows:

The allowable Intensive Commercial land uses as defined in the Land Development Code, shall not include the following land uses:

- (i) large scale discount centers,
- (ii) supercenters,
- (iii) big-box retailers,
- (iv) automobile dealerships,
- (v) Recreational Vehicle dealerships,
- (vi) Mobile Home sales,
- (vii) Truck Stops,
- (viii) body shops,
- (ix) livestock auctions,
- (x) racetracks,
- (xi) garbage haulers, and
- (xii) Flea Markets.

This amendment to the St. Johns County 2015 Comprehensive Plan Future Land Use Map is 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, with the exclusion of uses.
- (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.

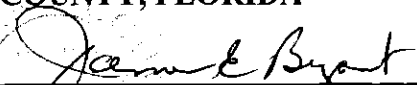
SECTION 3. Should any section, subsection, sentence, clause, phrase, or portion of this Ordinance be held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and shall not effect the validity of the remaining 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.

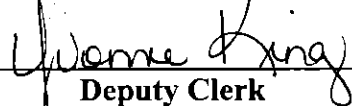
PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 9th DAY OF MARCH 2005.

BOARD OF COUNTY COMMISSISONERS OF ST. JOHNS COUNTY, FLORIDA

BY: 
James E. Bryant, Vice Chair

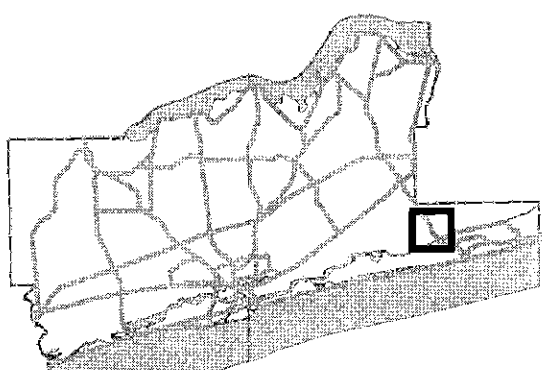
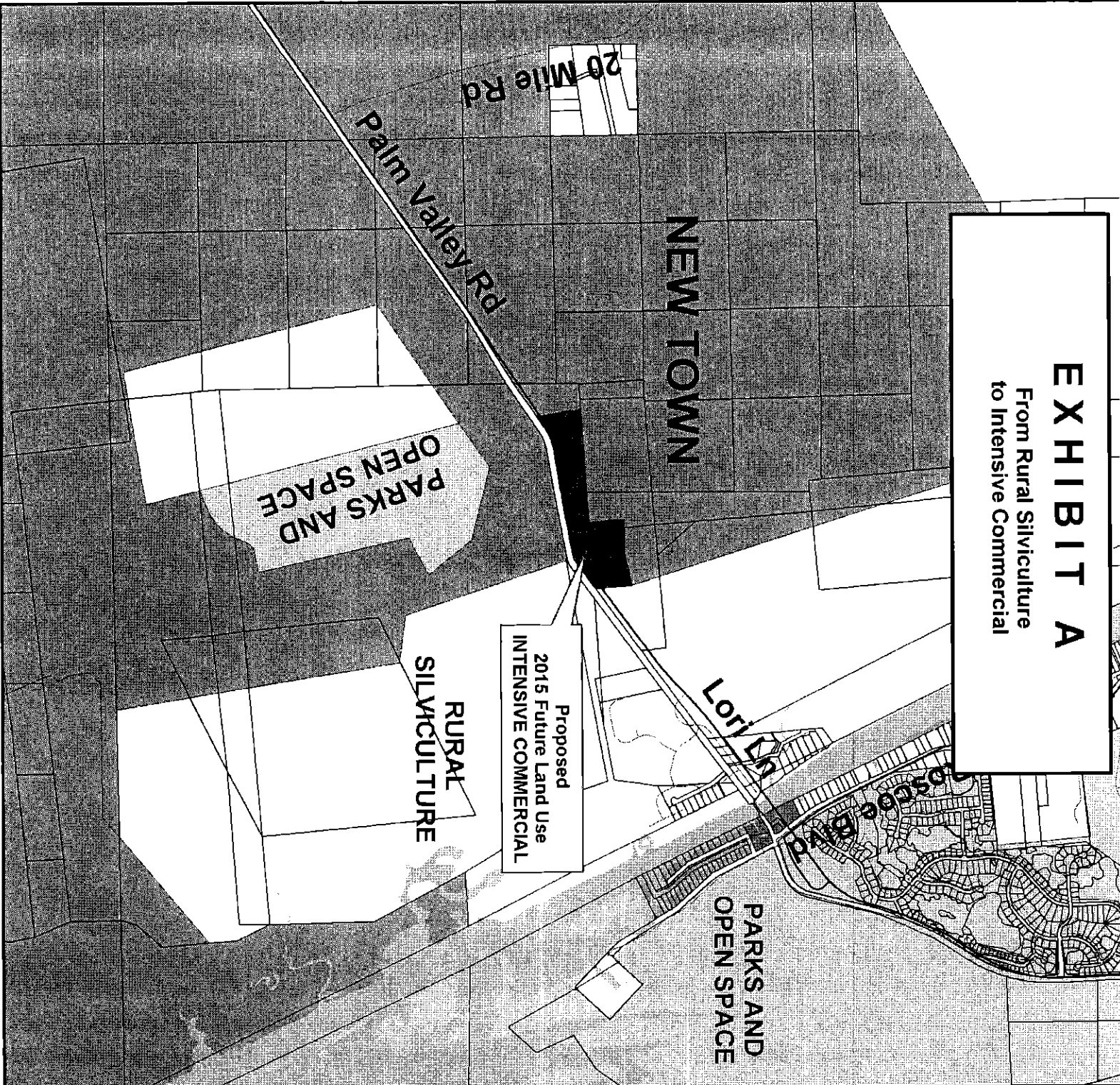
REVISION DATE 03/10/05

ATTEST: Cheryl Strickland, Clerk

BY: 
Deputy Clerk

EFFECTIVE DATE: 05/20/05

EXHIBIT A
 From Rural Silviculture
 to Intensive Commercial



**FUTURE
 LANDUSE MAP**



Map Prepared: 9/30/2004

*Depicts General Project Boundary

**Comprehensive Plan
 Amendment for
 S CURVE PARCELS**

File: CPA-2004-05

St. Johns County
 Growth Mgmt. Svcs.
 Planning Division





Robert M. Angas Associates, Inc.
Land Surveyors, Planners and Civil Engineers
Since 1924

14775 St. Augustine Road
Jacksonville, FL 32258
Tel: (904) 642-8550
Fax: (904) 642-4165

March 1, 2005
Nocatee

Work Order No. 05-052.01
File No. 117F-32(b)

EXHIBIT B
"S-Curve" Parcels

A portion of Section 28, together with a portion of Section 51 of the Ben Chaires Grant, and a portion of Section 55 of the Pedro Miranda Grant, all lying in Township 4 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northwestern corner of said Section 55 of Pedro Miranda Grant; thence North $84^{\circ}59'23''$ East, along the Northerly line of said Section 55, a distance of 367.24 feet to the Point of Beginning;

From said Point of Beginning, thence continue North $84^{\circ}59'23''$ East, along said Northerly line of said Section 55, a distance of 1735.15 feet; thence North $05^{\circ}39'29''$ West, departing said Northerly line, 531.82 feet; thence North $88^{\circ}24'38''$ East, 536.97 feet; thence North $76^{\circ}00'20''$ East, 477.19 feet; thence South $05^{\circ}43'46''$ East, 555.53 feet to a point lying on the Northerly right of way line of County Road No. 210, (Palm Valley Road), a 100 foot right of way as now established; thence Southwesterly, along said Northerly right of way line the following five (5) courses: Course 1, thence South $52^{\circ}47'44''$ West, 430.22 feet to the point of curvature of a curve concave Northwesterly, having a radius of 539.76 feet; Course 2, thence Southwesterly, along the arc of said curve, through a central angle of $26^{\circ}20'48''$, an arc length of 248.20 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $65^{\circ}58'07''$ West, 246.02 feet; Course 3, thence South $79^{\circ}08'31''$ West, 1521.40 feet to the point of curvature of a curve concave Southeasterly, having a radius of 1043.73 feet; Course 4, thence Southwesterly, along the arc of said curve, through a central angle of $23^{\circ}49'06''$, an arc length of 433.89 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $67^{\circ}13'58''$ West, 430.77 feet; Course 5, thence South $55^{\circ}19'25''$ West, 180.77 feet; thence North $10^{\circ}39'53''$ West, departing said Northerly right of way line, 669.73 feet to the Point of Beginning.

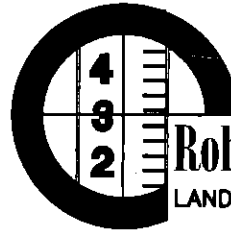
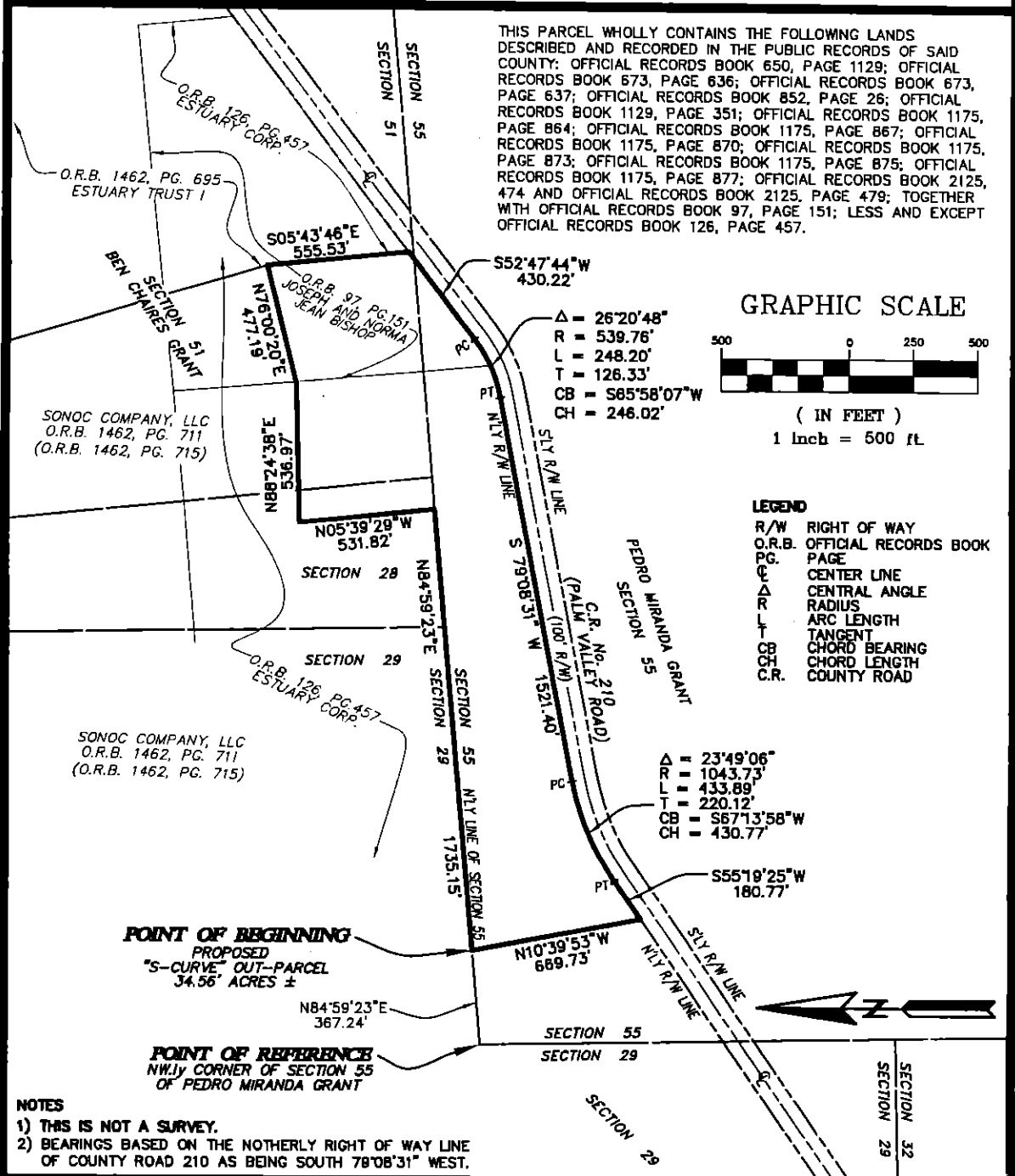
Containing 34.56 acres, more or less.

This parcel wholly contains the following lands described and recorded in the Public Records of said county: Official Records Book 650, page 1129; Official Records Book 673, page 636; Official Records Book 673, page 637; Official Records Book 852, page 26; Official Records Book 1129, page 351; Official Records Book 1175, page 864; Official Records Book 1175, page 867; Official Records Book 1175, page 870; Official Records Book 1175, page 873; Official Records Book 1175, page 875; Official Records Book 1175, page 877; Official Records Book 2125, 474 and Official Records Book 2125, page 479; Together with Official Records Book 97, page 151; Less and Except Official Records Book 126, page 457.

SKETCH TO ACCOMPANY DESCRIPTION

A PORTION OF SECTION 28, TOGETHER WITH A PORTION OF SECTION 51 OF THE BEN CHAIRES GRANT, AND A PORTION OF SECTION 55 OF THE PEDRO MIRANDA GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA,

BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



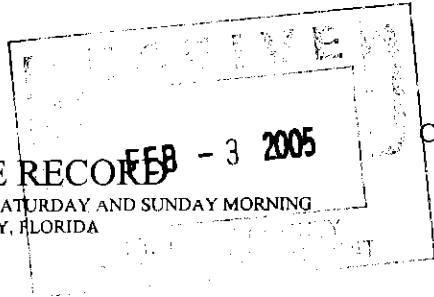
Robert M. Angas Associates, inc.
 LAND SURVEYORS, PLANNERS AND CIVIL ENGINEERS
 SINCE 1924

14775 St. Augustine Road, Jacksonville, FL 32258 Tel: (904) 642-8550
 Certificate of Authorization No.: LB 3624

SCALE: 1"=500' ORDINANCE BOOK 35 PAGE 1019
 DATE: MARCH 1, 2005

Joseph Leslie Reynolds, III
 JOSEPH LESLIE REYNOLDS, III
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA LS No. 5517

③



COPY OF ADVERTISEMENT

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 the matter of **AMMENDING 2015 COMPREHENSIVE PLAN ORD #2000-34**
was published in said newspaper in the issues of
FEBRUARY 1, 2005.

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 **2ND** day of **FEBRUARY** **2005.**

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

Patricia A. Bergquist

(Signature of Notary Public)



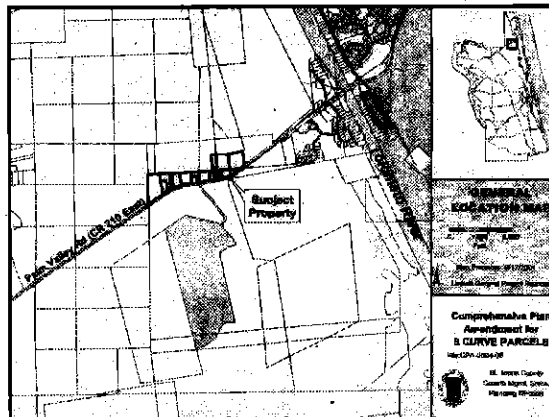
Patricia A. Bergquist
My Commission ID275991
Expires December 18, 2007

(Seal)

PATRICIA A. BERGQUIST

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 INTENSIVE COMMERCIAL (IC) FOR PROPERTY LOCATED ON THE NORTH SIDE OF PALM VALLEY ROAD, BETWEEN DAVIS PARK AND MARSH HARBOR; 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, February 17, 2005, at 1:30 p.m., and the St. Johns County Board of County Commissioners, on Wednesday, March 9, 2005 at 9:00 a.m., will hold public hearing to consider adoption of a proposed amendment to the St. Johns County 2015 Future Land Use Map. Said hearing 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.



The subject property is approximately 31.93 acres and is located on the North side of Palm Valley Road, between Davis Park and Marsh Harbor. 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 from Rural Silviculture (RS) to Intensive Commercial (IC).

The proposed amendment is known as File Number COMPAMD 2004-05 S-Curve Parcels, 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 County's ADA Coordinator, at (804) 823-2235 at the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, 32095. For hearing impaired individuals, call Florida Relay Service at 1-800-955-6770, 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
RONALD S. SCHUMAKER, CHAIR
File Number: COMPAMD2004-05 S-Curve Parcels

BOARD OF COUNTY COMMISSION
ST. JOHNS COUNTY, FLORIDA
BRUCE A. MAGUIRE, CHAIR