

ORDINANCE NO. 2006 - 144

**AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, RESCINDING ORDINANCE NO. 2006-134 AND AMENDING 2015 COMPREHENSIVE PLAN, ORDINANCE NO. 2000-34, AS AMENDED, TO CHANGE THE 2015 FUTURE LAND USE MAP DESIGNATION FROM RESIDENTIAL-C TO INDUSTRIAL AND CONSERVATION (CV) FOR PROPERTY LOCATED AT 200 RIVERIA BOULEVARD; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE.**

**WHEREAS**, the Board finds it necessary to rescind Ordinance No. 2006-134 due to a continuance of the meeting in which the Board were to consider other regular cycle Comprehensive Plan amendments; and,

**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,

**WHEREAS**, the existing Hydro Aluminum Extruding Plant provides an economic benefit to St. Johns County and employees a workforce inside the County.

**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 2015 Future Land Use Map designation from Residential-C to Industrial and Conservation (CV) for property located at 200 Riviera Boulevard, 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 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 15<sup>th</sup> DAY OF November 2006.**

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

BY:   
James E. Bryant, Chairman

RENDITION DATE 11/16/06

ATTEST: Cheryl Strickland, Clerk

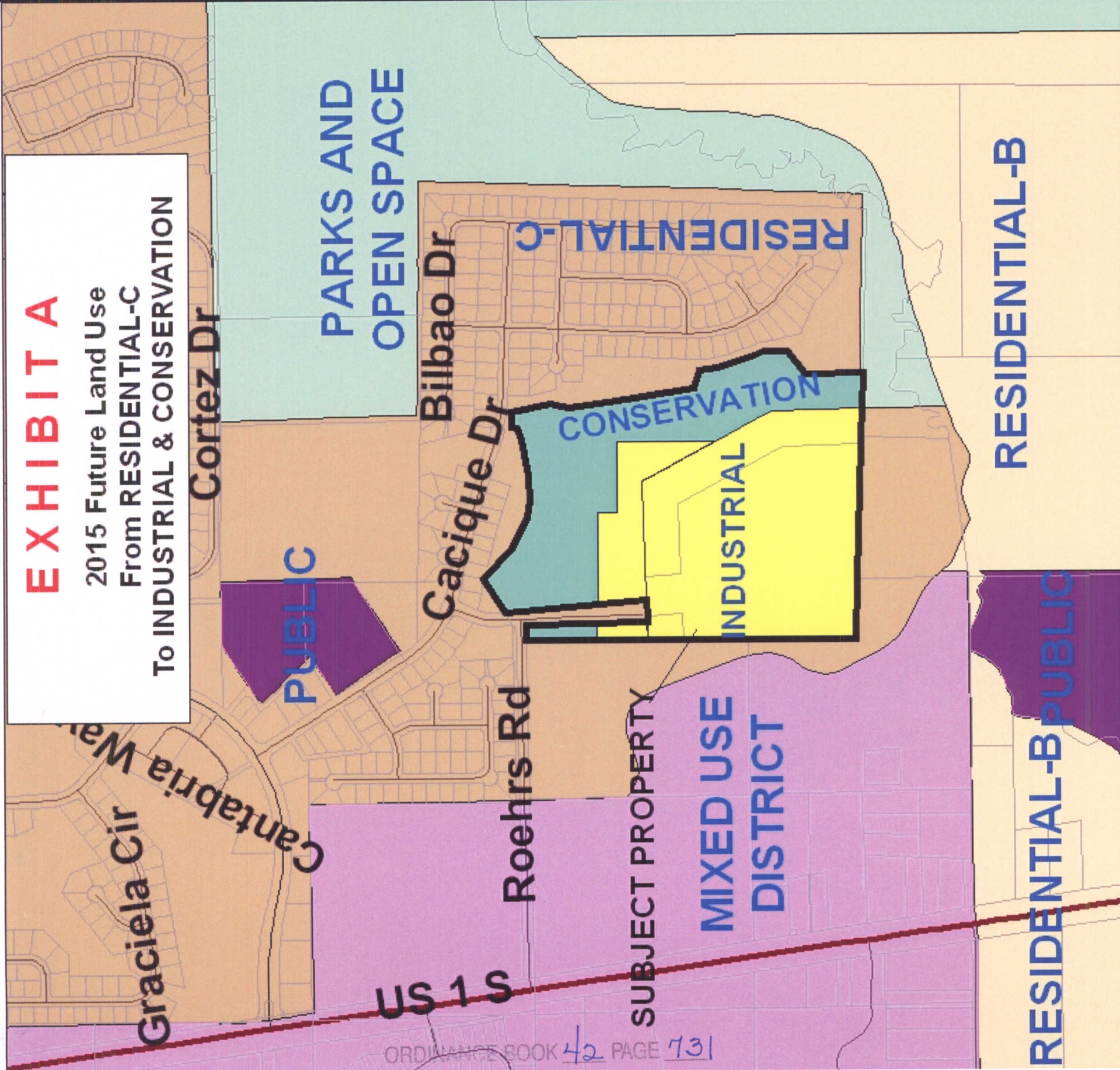
BY:   
Deputy Clerk

EFFECTIVE DATE: 02/02/07

Ordinance Book 42, Page 730

# EXHIBIT A

2015 Future Land Use  
From RESIDENTIAL-C  
To INDUSTRIAL & CONSERVATION



ORDINANCE BOOK 42 PAGE 73



## FUTURE LAND USE MAP



Map Prepared: 11/3/2006

\*Depicts General Project Boundary

ACPA 2006-02

## HYDRO ALUMINUM PROPERTIES

File: ACPA 2006-02

ORD #2006-144

St. Johns County  
Growth Mgmt. Svcs.  
Planning Division



# MAP OF SURVEY

IMPROVEMENTS NOT LOCATED PER CLIENTS REQUEST

**NOTE:**  
 1. This map shows the location of the proposed improvements to be located on the proposed street frontage of the subject property. It does not show the location of any existing improvements or easements. The location of any existing improvements or easements should be determined by a separate survey.  
 2. The proposed improvements are shown on this map as a result of a survey conducted by the Surveyor General of the State of California. The Surveyor General is not responsible for the accuracy of the information shown on this map. The Surveyor General is only responsible for the accuracy of the survey conducted by him or her.

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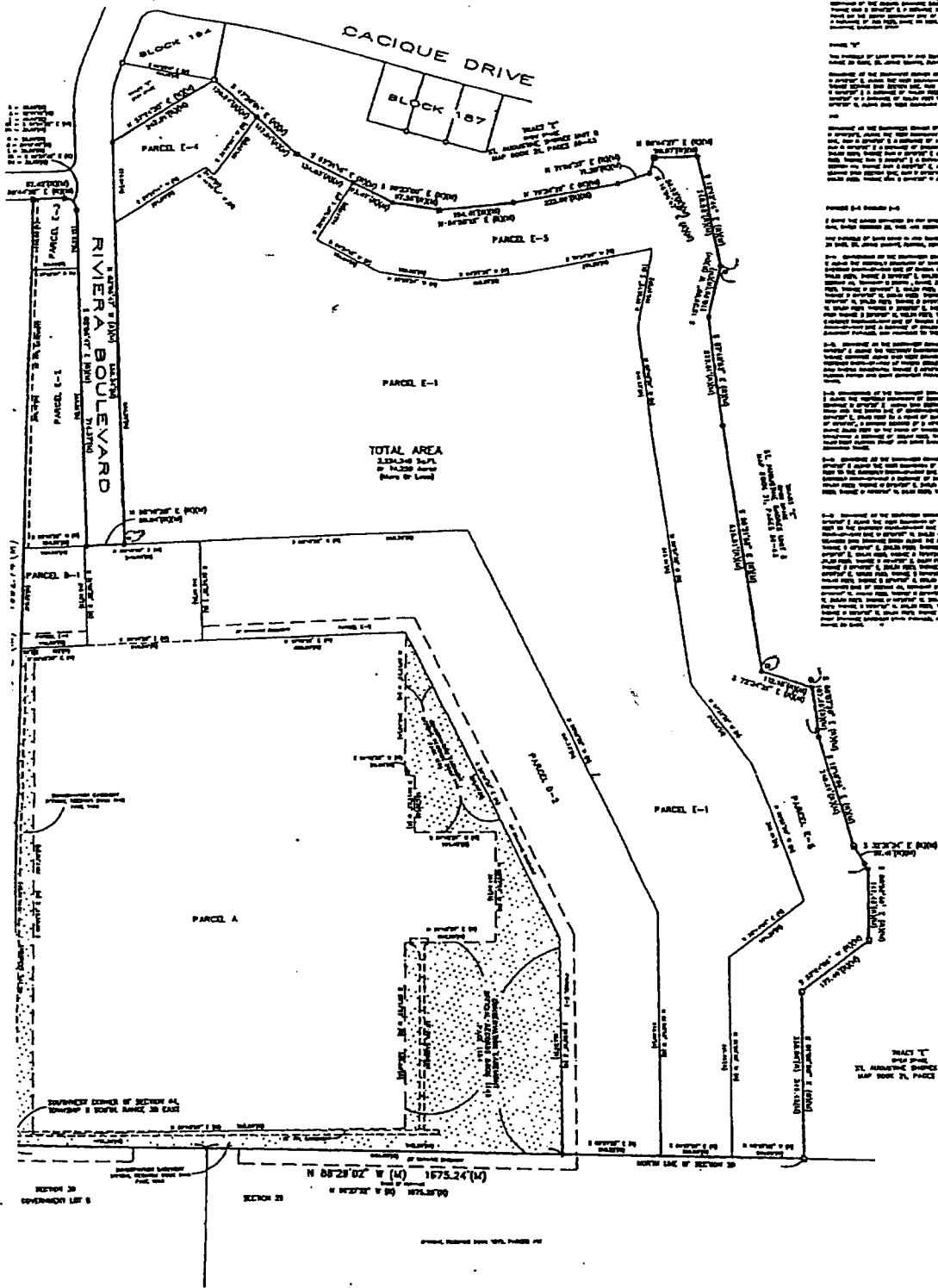


EXHIBIT B



# The St. Augustine Record

PUBLISHED EVERY MORNING MONDAY THROUGH FRIDAY, SATURDAY AND SUNDAY MORNING  
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

COPY OF ADVERTISEMENT

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 **PUBLIC HEARING NOTICE ACPA 2006-02 HYDRO, INC**  
was published in said newspaper in the issues of  
**NOVEMBER 7, 2006.**

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  
he 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 **7TH** day of **NOVEMBER, 2006.**

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  
Notary Commission DD276991  
Expires December 18, 2007

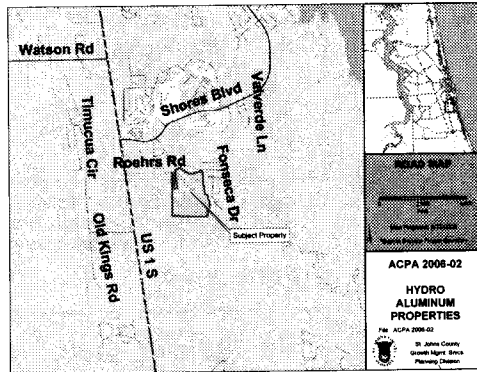
(Seal)

PATRICIA A. BERGQUIST

# NOTICE

## OF PUBLIC HEARING TO CONSIDER ADOPTION OF PROPOSED AMENDMENTS TO THE FUTURE LAND USE MAP OF THE ST. JOHNS COUNTY 2015 COMPREHENSIVE PLAN AS RELATED TO THE PROPOSED AMENDMENT FOR HYDRO INC.

**NOTICE IS HEREBY GIVEN** that the St. Johns County Board of County Commissioners on Wednesday, November 15, 2006 at 9:00 a.m., will hold public hearings to consider adoption of proposed amendments to the St. Johns County Future Land Use Map and the Goals, Objectives and Policies document of the 2015 Comprehensive Plan. Proposed amendments include changing the Future Land Use Map Designation from Residential-C to Industrial and Conservation. 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.



The subject property is approximately 74.25 acres and is located in the approximate south-east corner of Cacique Drive and Riviera Boulevard east of Roehrs Road. A complete description is available in the St. Johns County Planning Office. See map

generally depicting the location, Exhibit A. This is a request to amend the Future Land Use Map designation from Residential-C to Industrial and Conservation.

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 the request.

The proposed amendment is known as File Number ACPA 2006-02 Hydro, Inc., and is available for review at the local County Planning Office and Libraries and may be examined by interested parties prior to said public hearings.

If a person decides to appeal any decision made with respect to any matter considered at the meetings or hearings, he/she will need a record of the proceedings and for such purpose may need to ensure that verbatim records of the proceedings are made, which records include 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 to participate in the proceedings should contact the County's ADA Coordinator at (904) 209 0650 at the County Administration Building, 4020 Lewis Speedway, St. Augustine, FL 32085. For hearing impaired individuals, for Telecommunications Device for the Deaf (TDD), 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.**

BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA  
JAMES E. BRYANT, CHAIRMAN  
File Number: ACPA 2006-02 Hydro, Inc.