

ORDINANCE NO. 2006 - 64

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 OWNED BY ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (R/S/SJRWMD) TO PUBLIC (P) FOR PROPERTY LOCATED AT STRATTON ROAD AND STRATTON ROAD NORTH, TO THE WEST OF THE FLORIDA EAST COAST RAILWAY RIGHT-OF-WAY, NORTH AND WEST OF THE INTERSECTION OF STRATTON ROAD, US HIGHWAY 1 NORTH, AND PINE ISLAND ROAD; 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 Owned by St. Johns River Water Management District (R/S/SJRWMD) to Public (P), for property located at Stratton Road and Stratton Road North, to the west of the Florida East Coast Railway Right-of-Way, north and west of the intersection of Stratton Road, US Highway 1 North, and Pine Island Road, as shown on **EXHIBITS A AND B-1 THROUGH B-4**; 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 30th DAY OF May 2006.

BOARD OF COUNTY COMMISSISONERS OF ST. JOHNS COUNTY, FLORIDA

BY: James E. Bryant
James E. Bryant, Chair

REVISION DATE 06/01/06

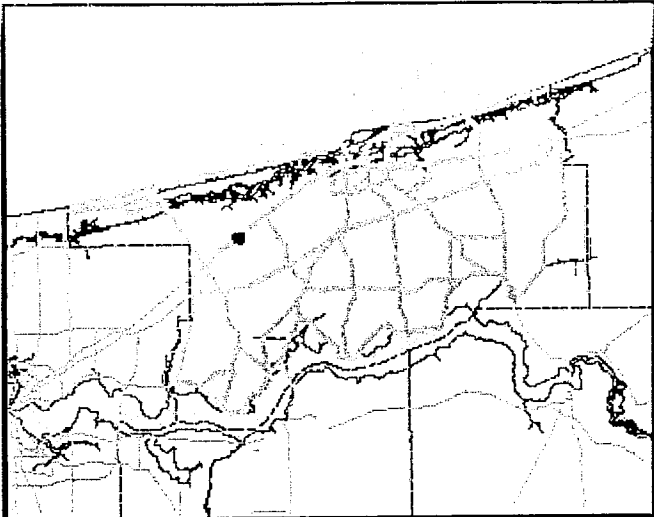
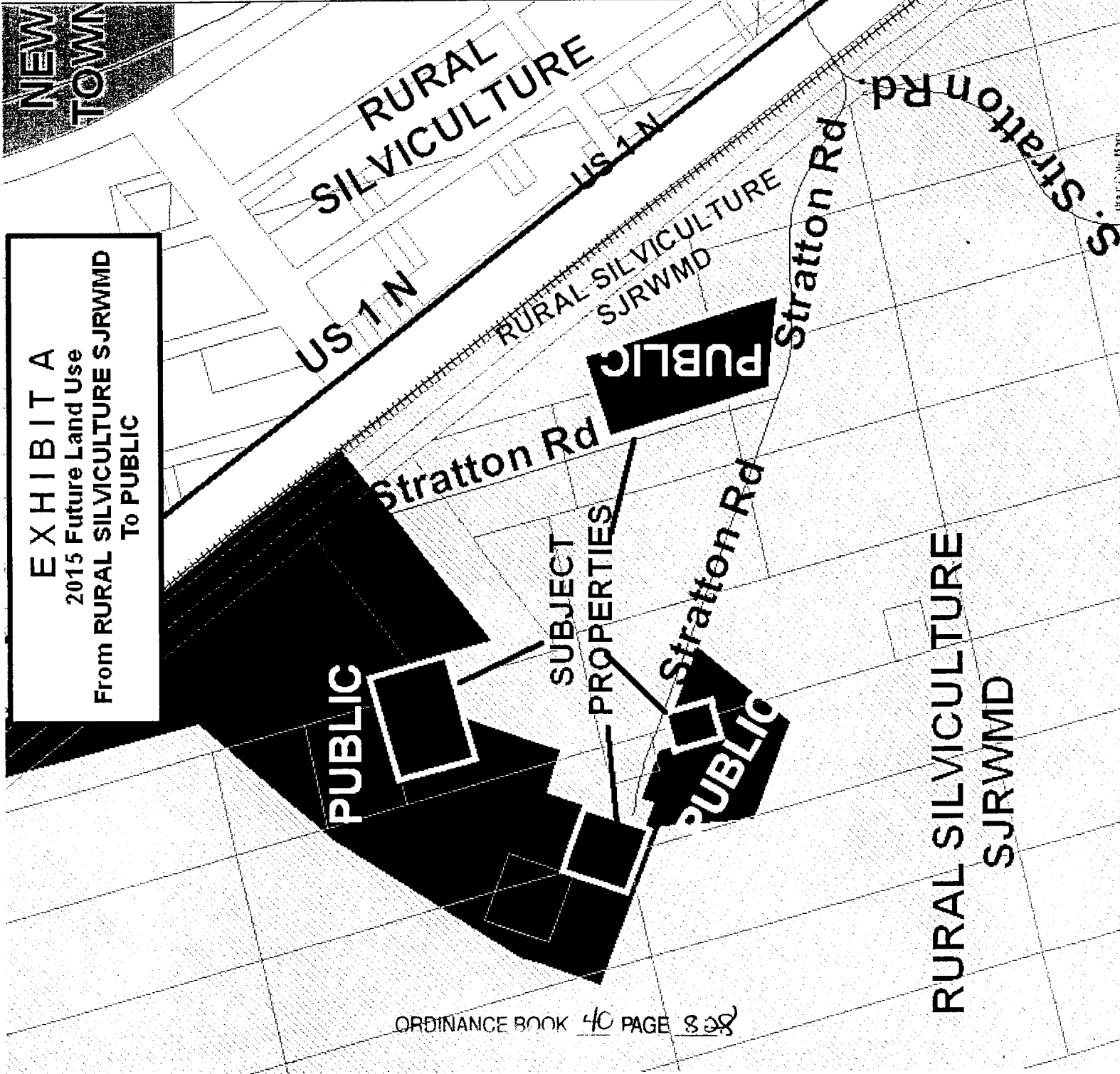
ATTEST: Cheryl Strickland, Clerk

BY: Yvonne King
Deputy Clerk

EFFECTIVE DATE: 06/30/06

NEW TOWN

EXHIBIT A
2015 Future Land Use
From **RURAL SILVICULTURE SJRWMD**
To **PUBLIC**



FUTURE LAND USE MAP

0 300 600 Feet

Map Prepared: 5/8/2006

*Depicts General Project Boundary

CPA (SS) 2006-05
Stratton Road
Transfer Station &
Animal Control
Facility

File: CPA (SS) 2006-05
ORD# 2006-
St. Johns County
Growth Mgmt. Svcs.
Planning Division



Exhibit B-1

Legal Descriptions

Parcel Number – 070970-0000

A portion of Section 41, The Reuben Charles Grant, Township 5 South, Range 29 East, St. Johns County, Florida, also being all of Lots 1 and 2, Block 35, Woodland Heights, as recorded in Map Book 3, page 67 of the Public Records of said county, together with those portions of Baltimore Avenue and Main Street vacated by county resolution as recorded in Official Records Book 178, page 77 of said Public Records, being more particularly described as follows:

For a Point of Reference, commence at the Southwest corner of those lands described and recorded in Deed Book 58, page 474 of said Public Records; thence North 15° 24' 11" West, along the Westerly line of said lands, 108.50 feet to the Southeasterly corner of those lands described and recorded in Official Records Book 550, page 582 of said Public Records; thence South 74° 35' 49" West, departing said Westerly line and along the Southerly line of said lands of Official Records Book 550, page 582, a distance of 150.87 feet; thence Southerly, Westerly and Easterly along the boundary line of those lands described and recorded in Official Records Book 1568, page 482 of said Public Records, the following eight courses: Course 1, thence South 18° 55' 53" West, 234.98 feet; Course 2, thence North 71° 04' 07" West, 100.00 feet; Course 3, thence South 18° 55' 53" West, 86.42 feet; Course 4, thence South 18° 55' 02" West, 154.21 feet; Course 5, thence South 70° 24' 26" East, 60.00 feet; Course 6, thence North 18° 55' 53" East, 28.74 feet; Course 7, thence South 70° 43' 09" East, 110.95 feet; Course 8, thence South 15° 24' 12" East, 29.32 feet to a point lying on the former centerline of said Main Street and to the Point of Beginning.

From said Point of Beginning, thence North 74° 32' 33" East, departing said boundary line of Official Records Book 1568, page 482, and along said former centerline, a distance of 86.60 feet to its intersection with the former centerline of said Baltimore Avenue; thence South 15° 26' 57" East, departing said former centerline of Main Street and along said former centerline of Baltimore Avenue, 110.05 feet to its intersection with the Easterly prolongation of the Southerly line of said Lot 1; thence South 74° 35' 58" West, along said Easterly prolongation and along the Southerly line of said Lots 1 and 2, a distance of 86.69 feet to the Southwesterly corner of said Lot 2; thence North 15° 24' 12" West, along the Westerly line of said Lot 2 and its Northerly prolongation, 109.96 feet to the Point of Beginning.

Containing 9531 square feet, more or less.

Exhibit B-2

Parcel Number – 070940-0000

A portion of Section 41, the Reuben Charles Grant, Township 5 South, Range 29 East, St. Johns County, Florida, being those lands described and recorded in Official Records Book 550, page 582, of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southwesterly corner of those lands described and recorded in Deed Book 58, page 474, of said Public Records; thence North $15^{\circ}24' 11''$ West, along the Westerly line of said lands, 108.50 feet to the Point Beginning.

From said Point of Beginning, thence South $74^{\circ}35'49''$ West, along the Southerly line of said lands of Official Records Book 550, page 582, a distance of 240.00 feet to the Southwesterly corner of said lands; thence North $15^{\circ}24'11''$ West, along the Westerly line of last said lands, 181.50 feet to the Northwesterly corner thereof; thence North $74^{\circ}35'49''$ East, along the Northerly line of said lands, 240.00 feet to a point lying on said Westerly line of Deed Book 58, page 474, said point also being the Northeasterly corner of said lands of Official Records Book 550, page 582; thence South $15^{\circ}24'11''$ East, along said Westerly line of Deed Book 58, page 474, a distance of 181.5 feet to the Point of Beginning.

Together with any portion of vacated Baltimore Avenue the grantors may have acquired by virtue of Resolution recorded in Official Records Book 178, page 77, of the public records of St. Johns County, Florida.

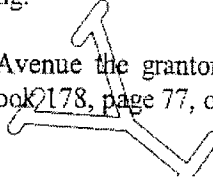


Exhibit B-3

Parcel Number 070960-0000

A portion of Section 41, The Reuben Charles Grant, Township 5 South, Range 29 East, St. Johns County, Florida, also being the same lands as those described and recorded in Official Records Book 831, page 1064 of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southwest corner of those lands described and recorded in Deed Book 58, page 474 of said Public Records; thence North 15° 24' 11" West, along the Westerly line of said lands, 108.50 feet to the Southeasterly corner of those lands described and recorded in Official Records Book 550, page 582 of said Public Records; thence South 74° 35' 49" West, departing said Westerly line and along the Southerly line of said lands of Official Records Book 550, page 582, a distance of 150.87 feet; thence Southerly and Westerly, along the boundary line of those lands described and recorded in Official Records Book 1568, page 482 of said Public Records, the following three courses: Course 1, thence South 18° 55' 53" West, 234.98 feet; Course 2, thence North 71° 04' 07" West, 100.00 feet; Course 3, thence South 18° 55' 53" West, 86.42 feet to the Point of Beginning.

From said Point of Beginning, thence South 18° 55' 02" West, continuing along said boundary line of Official Records Book 1568, page 482, a distance of 154.21 feet; thence North 70° 24' 01" West, departing said boundary line, 154.21 feet; thence North 18° 54' 19" East, 154.13 feet; thence South 70° 25' 46" East, 154.26 feet to the Point of Beginning.

Containing 0.55 acres, more or less.

Exhibit B-4

Parcel Number – 071040-0010

A parcel of land lying in Section 41, R. Charles Grant, Township 5 South, Range 29 East, St. Johns County, Florida, and being shown as the John A. Stalls parcel as shown on Map by H.A. Durden & Associates, dated: November 19, 1968, File No. E-6, and being more particularly described as follows: for a POINT OF BEGINNING COMMENCE at the northwest corner said John A. Stalls parcel said northwest corner lying on an easterly line of a 60-foot wide perpetual easement as recorded in Official Records Book 178, Page 83 of St. Johns County, Florida; thence north 72 degrees 37 minutes 36 seconds east, departing said 60-foot wide perpetual easement line and along the north line of just mentioned Stalls parcel, 199.94 feet to the northeast corner of said Stalls parcel; thence south 17 degrees 22 minutes 24 seconds east, along the east line of said Stalls parcel, 468.20 feet to the southeast corner of said Stalls parcel, said point lying on a north line of aforementioned 60-foot wide perpetual easement; thence north 84 degrees 22 minutes 11 seconds west, along the just mentioned 60-foot wide perpetual easement line, same being the south line of said Stalls parcel, 217.21 feet to the southwest corner of said Stalls parcel; thence north 17 degrees 22 minutes 24 seconds west, along the aforementioned easterly line of a 60 foot wide perpetual easement, same being the west line of said Stalls parcel, 383.31 feet to the POINT OF BEGINNING, being more accurately described as follows:

A portion of Section 41, the Reuben Charles Grant, Township 5 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Easterly corner of those lands described and recorded in Official Records Book 831, Page 1064, of said Public Records; thence South 18°55'35" West, along the Southeasterly line of said lands, 125.82 feet to a point lying on the Westerly prolongation of a Southerly line of a 60 foot perpetual easement, as described and recorded in Official Records Book 178, Page 83, of said Public Records; thence South 70°45'20" East, departing said Southeasterly line and along said Westerly prolongation and along said Southerly line and its Easterly prolongation, 222.49 feet to a point lying on the former centerline of Main Street, as monumented, a 40 foot right of way vacated by county resolution as recorded in Official Records Book 178, Page 77, of said Public Records; thence North 74°32'33" East, departing said Southerly line, and along said former centerline, 44.24 feet to its intersection with the former centerline of Baltimore Avenue, a 40 foot right of way vacated by county resolution as recorded in said Official Records Book 178, Page 77; thence South 15°26'57" West, along last said centerline, 31.44 feet to a point lying on the Westerly prolongation of said Southerly line of a 60 foot perpetual easement; thence South 69°04'40" East, along said Westerly prolongation and along said Southerly line, 59.49 feet; thence South 84°21'50" East, along last said line, 14.59 feet; thence North 05°37'38" East, departing said Southerly line, 60.00 feet to a point lying on a Northerly line of said 60 foot perpetual easement, and the Point of Beginning; From said Point of Beginning, thence North 17°22'18" West, along an Easterly line of said 60 foot perpetual easement, 383.29 feet; thence North 72°36'23" East, departing said Easterly line, 199.86 feet; thence South 17°23'16" East, 468.26 feet to a point lying on said Northerly line of a 60 foot perpetual easement; thence North 84°22'22" West, along said Northerly line, 217.26 feet to the Point of Beginning.

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 **CPA (SS) 2006-05 STRATTON ROAD**
was published in said newspaper in the issues of
APRIL 28, 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 **28th** day of **APRIL, 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
My Commission DD27599
Expires December 18, 2007

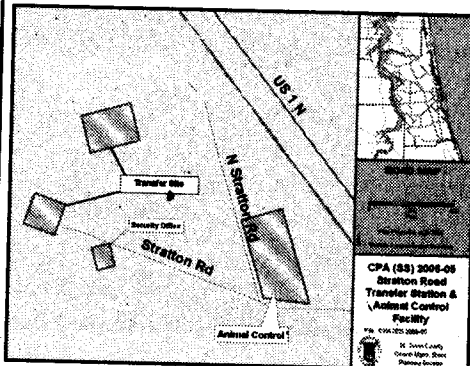
(Seal)

PATRICIA A. BERGQUIST

NOTICE

OF PUBLIC HEARING TO CONSIDER ADOPTION OF A PROPOSED SMALL SCALE AMENDMENT TO THE FUTURE LAND USE MAP OF THE ST. JOHNS COUNTY 2015 COMPREHENSIVE PLAN.

NOTICE IS HEREBY GIVEN that the St. Johns County Planning and Zoning Agency on Thursday, May 18, 2006 at 1:30 p.m. and the St. Johns County Board of County Commissioners on Tuesday, May 30, 2006 at 9:00 a.m. will hold public hearings to consider adoption of a proposed amendment to the St. Johns County Future Land Use Map of the 2015 Comprehensive Plan. 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 3.71 acres and is located on Stratton Road and North Stratton Road off US 1 North, within St. Johns County. 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 (R/S) to Public.

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 CPA(SS) 2006-05 Stratton Road, 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 a special accommodation to participate in the proceedings should contact the ADA Coordinator at (904)209-0650 at the County Administration Building, 4020 Lewis Speedway, St. Augustine, FL 32085. For hearing impaired individuals, 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.

PLANNING AND ZONING AGENCY BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA ST. JOHNS COUNTY, FLORIDA
HENRY GREEN, CHAIRMAN JAMES E. BRYANT, CHAIRMAN
File Number: CPA(SS) 2006-05 Stratton Road