

ORDINANCE NO. 2006 - 67

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING 2015 FUTURE LAND USE MAP OF COMPREHENSIVE PLAN, ORDINANCE NO. 2000-34, AS AMENDED, TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM CONSERVATION(C) TO TOWN CENTER MIXED USE DISTRICT (TCMUD) FOR AN AREA APPROXIMATELY 9.039 ACRES IN SIZE AND LOCATED NORTH OF POPLAR AVENUE TO THE NORTHSIDE OF THE VILANO OR USINA BRIDGE IN ORDER TO BE CONSISTENT WITH LEGAL DESCRIPTION ADOPTED BY ORDINANCE 2004-89; 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 a 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 Future Land Use Map of the Comprehensive Plan is amended, from Conservation to Town Center Mixed Use District, 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; and,
- 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. 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 ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 30th **DAY OF** May **2003.**

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

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

RENDITION DATE 06/01/06

ATTEST: Cheryl Strickland, Clerk

BY: Yvonne King
Deputy Clerk

EFFECTIVE DATE: 06/30/06

RMH

EXHIBIT A

Zoning

from CHT, CG, RS-3 & RMH
to TOWN CENTER MIXED USE

RG-1

RG-1

RS-3

Oak Av

First St

PUD

Coastal Hwy

RS-3

AV

RG-1

Harbor Cr
Jerez Cr

Ferrol Rd

RG-2

Palencia St

RS-3

Manresa Rd

RS-3

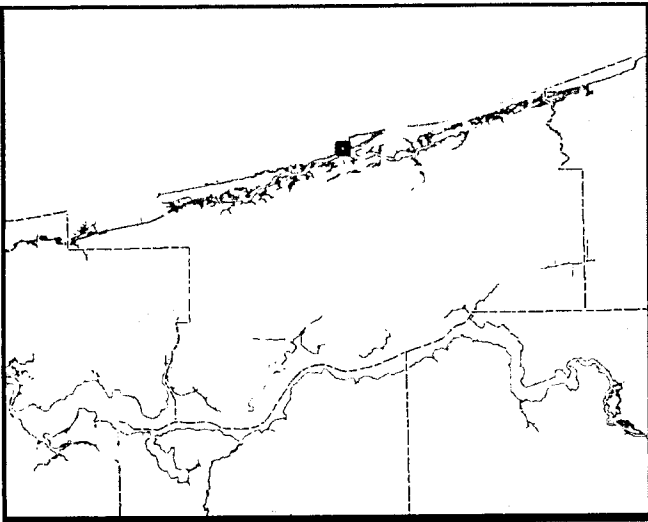
Genoa Rd

Viejo St

Sea Turtle Way

Outigger Way

OR



**GENERAL
ZONING MAP**



Map Prepared: 5/9/2006

*Depicts General Project Boundary



**ADMINISTRATIVE
REZONING**

Vilano

Town Center

Mixed Use

File: VILANO ADMIN REZO



St. Johns County
Growth Mgmt. Svcs.
Planning Division

VILANO BEACH TOWN CENTER MIXED USE DISTRICT

THE DISTRICT IS GENERALLY DESCRIBED AS BEING BOUNDED ON THE NORTH BY THE NORTH RIGHT OF WAY LINE OF THE FRANK AND MARY USINA BRIDGE (ALSO BEING THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO. A1A,) ON THE EAST BY THE ATLANTIC OCEAN, ON THE SOUTH BY FERROL ROAD, AND ON THE WEST BY THE INTRACOASTAL WATERWAY WITH EXCEPTIONS OF RESIDENTIAL PROPERTIES AND ADDITIONS OF THE VILANO FISHING PIER. THE DISTRICT IS MORE PARTICULARLY AND SPECIFICALLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE INTERSECTION THE SOUTHERLY LINE OF BLOCK D AS SHOWN ON PLAT OF VILANO BEACH UNIT A AS RECORDED IN MAP BOOK 4, PAGE 48 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA WITH THE EASTERLY RIGHT OF WAY LINE OF ANAMHA DRIVE; THENCE WESTERLY TO THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF SAID ANAMHA DRIVE WITH THE SOUTHERLY RIGHT OF WAY LINE OF CORUNNA STREET; THENCE WESTERLY, ALONG SAID SOUTHERLY LINE OF CORUNNA STREET TO IT'S INTERSECTION WITH THE SOUTHERLY PROLONGATION OF THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE OF ANAMHA DRIVE; THENCE NORTHERLY, ALONG SAID SOUTHERLY PROLONGATION AND ALONG SAID WESTERLY RIGHT OF WAY LINE TO THE SOUTHEASTERLY CORNER OF LOT 4, BLOCK 9, AFOREMENTIONED VILANO BEACH UNIT A; THENCE WESTERLY, ALONG THE SOUTHERLY LINE OF LOT 4, BLOCK 9; THENCE NORTHERLY, ALONG THE WESTERLY LINE OF LOTS 1, 2, 3, AND 4, SAID BLOCK 9; THENCE WESTERLY, ALONG THE SOUTHERLY LINE OF FERROL ROAD; THENCE SOUTHERLY, ALONG THE EASTERLY LINE OF ANAHMA DRIVE; THENCE WESTERLY, ALONG THE SOUTHERLY END OF ANAHMA DRIVE; THENCE WESTERLY, ALONG THE SOUTHERLY LINE OF LOT 3, BLOCK 25, AFOREMENTIONED VILANO BEACH UNIT A TO THE INTRACOASTAL WATERWAY; THENCE NORTHERLY ALONG INTRACOASTAL WATERWAY; THENCE WESTERLY, NORTHERLY, AND EASTERLY, AROUND AND INCLUDING THE VILANO BEACH FISHING PIER; THENCE NORTHERLY ALONG THE INTRACOASTAL WATERWAY TO THE NORTHERLY RIGHT OF WAY LINE OF THE FRANK AND MARY USINA BRIDGE; THENCE EASTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE AND IT'S EASTERLY PROLONGATION TO THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. A1A; THENCE SOUTHERLY, ALONG SAID EASTERLY RIGHT OF WAY LINE; THENCE EASTERLY, ALONG THE SOUTHERLY LINE OF UNIT A OF SURFSIDE AS RECORDED IN MAP BOOK 4, PAGE 32 OF SAID PUBLIC RECORDS; THENCE SOUTHERLY, ALONG THE WATERS OF THE ATLANTIC OCEAN; THENCE WESTERLY, ALONG THE SOUTHERLY LINE OF AFOREMENTIONED BLOCK D, VILANO BEACH UNIT A, TO THE POINT OF BEGINNING. LESS AND EXCEPT ALL OF BLOCKS 5 AND 6 OF VILANO BEACH UNIT A AS RECORDED IN MAP BOOK 4, PAGE 48 OF SAID PUBLIC RECORDS; LESS AND EXCEPT THAT PART OF FERROL ROAD LYING ADJACENT TO AFOREMENTIONED BLOCKS 5 AND 6; AND LESS AND EXCEPT THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 783 PAGE 755 OF SAID PUBLIC RECORDS. THE ABOVE DESCRIBED PARCEL BEING ILLUSTRATED ON THE ATTACHED SKETCH PREPARED BY THE ST. JOHNS COUNTY

MAY 1 2006

COPY OF ADVERTISEMENT

THE ST. AUGUSTINE RECORD

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

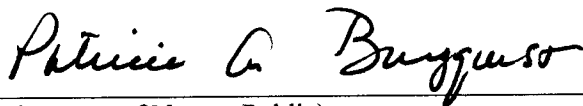
STATE OF FLORIDA,
COUNTY OF ST. JOHNS

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) 2006-08 VILANO BEACH TOWN CENTER MIED USE**
was published in said newspaper in the issues of
MAY 1, 2006.

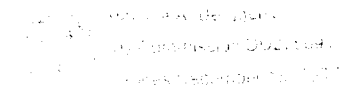
Affiant further says that the St. Augustine Record is a newspaper published
at St. Augustine, in said St. Johns County, Florida, and that the said newspaper
heretofore been continuously published in said St. Johns County, Florida, each
day and has been entered as second class mail matter at the post 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 **1ST** day of **MAY, 2006.**

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



(Signature of Notary Public)



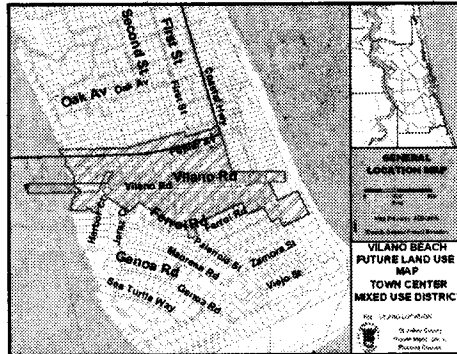
(Seal)

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, at its regular meeting on Thursday, May 18, 2006, at 1:30 p.m., and the Board of County Commissioners, at its regular meeting 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 hearing will be held in the County Auditorium, County Administration Building, 4020 Lewis Speedway (County Road 16-A) and US 1 North, St. Augustine, Florida. All interested parties may appear at the public hearings to be heard regarding the proposed amendment.



The property subject is on the northside of the Vilano Beach Town Center is about 9.039+/- ACRES. The small scale map amendment corrects the map to be consistent with the legal description adopted by Ordinance 2004-89 for the Future Land Use Map to that designates the Vilano

Beach Town Center area as Town Center Mixed Use District. The majority of the property included in the correction on this map is within the Florida Department of Transportation easement for the Vilano/Usina Bridge. The amendment proposes to change the Future Land Use Map Designation from Conservation (CV) to Town Center Mixed Use District (TCMUD).

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)-2006-08, Vilano Beach Town Center, 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 meetings or hearings, 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 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 or an interpreter to participate in the proceedings should contact ADA Coordinator at (904) 209-0650 at the County Administration Building, 4020 Lewis Speedway, St. Augustine, FL 32095. For hearing impaired individuals: Telecommunications Device for the Deaf (TDD): Florida Relay Service: 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 COMMISSION
ST. JOHNS COUNTY, FLORIDA
JAMES E. BRYANT, CHAIRMAN
File Number: CPA (SS) 2006-08 Vilano Beach Town Center Mixed Use District