

ORDINANCE NO. 2007 - 52

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 TO RESIDENTIAL - A, FOR PROPERTY LOCATED AT 495 ST. MARKS POND BOULEVARD CONTAINING 2.62 ACRES, 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 Residential – A for property located at 495 St. Marks Pond 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. 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 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 26 DAY OF June 2007.

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

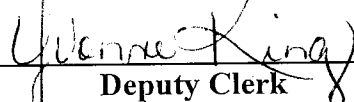
BY: _____


Ben Rich, Chair

REVISION DATE 06/28/07

ATTEST: Cheryl Strickland, Clerk

BY: _____


Deputy Clerk

EFFECTIVE DATE: 07/27/07

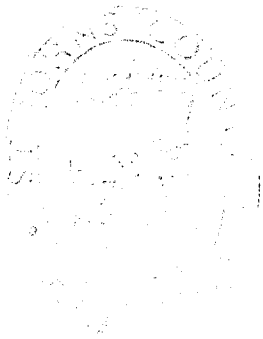
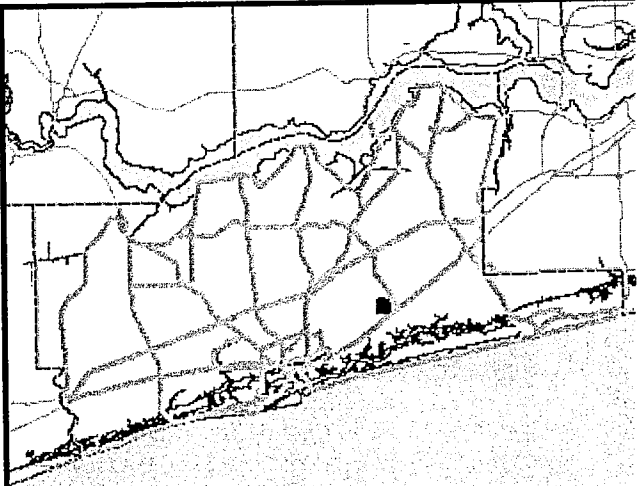
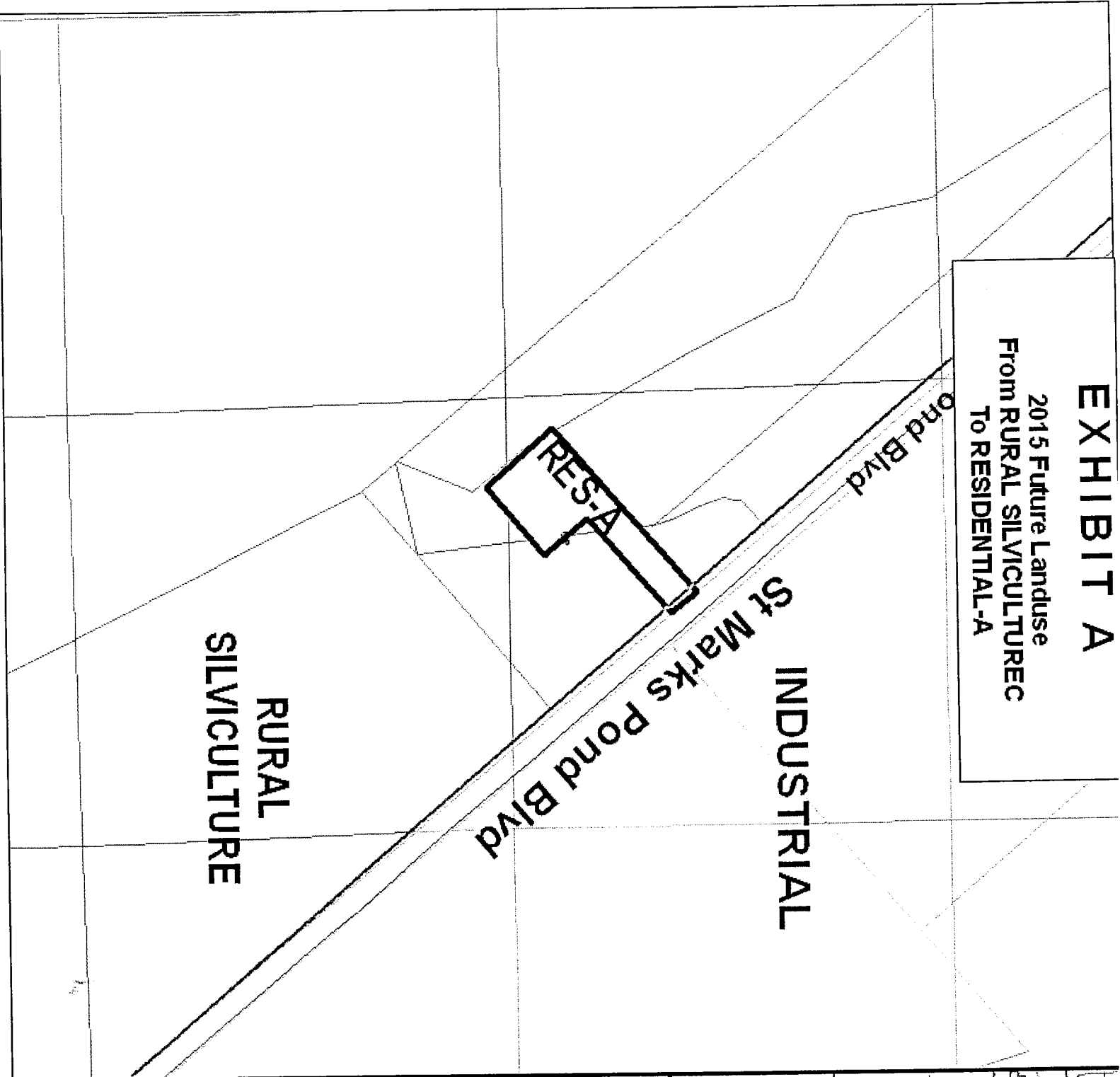
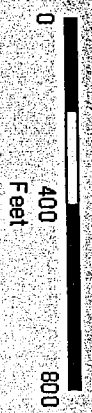


EXHIBIT A

2015 Future Landuse
From RURAL SILVICULTURE
To RESIDENTIAL-A



FUTURE LAND USE MAP



Map Prepared: 4/18/2007

*Depicts General Project Boundary

CPA (SS) 2006-15

William King
(St Marks Blvd House)

File: CPA (SS) 2006-15



St. Johns County
Growth Mgmt. Svcs.
Planning Division

EXHIBIT B

**Legal Description
(With Parcel Identification Numbers)
St. Marks Boulevard House
Comprehensive Plan Amendment**

PARCEL 1

A PART OF SECTION 9, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SECTION 5 OF SAID TOWNSHIP AND RANGE; THENCE NORTH 00°23'03" WEST ALONG THE WEST LINE OF SAID SECTION 5, A DISTANCE OF 18.53 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF INTERNATIONAL GOLF PARKWAY (NINE MILE ROAD, A 66 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 59°05'30" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 2794.26 FEET TO A POINT ON THE WESTERLY LINE OF A 70 FOOT WIDE INGRESS/EGRESS EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 815, PAGE 432 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 40°23'59" EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 2168.42 FEET; THENCE SOUTH 40°23'59" EAST, CONTINUING ALONG SAID WESTERLY LINE, A DISTANCE OF 1897.99 FEET TO AN ANGLE POINT IN SAID WESTERLY LINE; THENCE SOUTH 40°28'28" EAST, CONTINUING ALONG SAID WESTERLY LINE, A DISTANCE OF 1099.28 FEET; THENCE SOUTH 49°31'36" WEST LEAVING SAID WESTERLY LINE, A DISTANCE OF 900.00 FEET; THENCE NORTH 40°24'16" WEST, A DISTANCE OF 2998.43 FEET; THENCE NORTH 49°36'01" EAST, A DISTANCE OF 898.83 FEET; THENCE SOUTH 40°23'59" EAST, A DISTANCE OF 1897.99 FEET TO AN ANGLE POINT IN SAID WESTERLY LINE; THENCE SOUTH 40°28'24" EAST, CONTINUING ALONG SAID WESTERLY LINE, A DISTANCE OF 506.64 FEET TO THE POINT OF BEGINNING OF SAID PARCEL; THENCE SOUTH 40°28'24" EAST, CONTINUING ALONG SAID WESTERLY LINE, A DISTANCE OF 100.00 FEET; THENCE SOUTH 49°31'36" WEST, DEPARTING SAID WESTERLY LINE, A DISTANCE OF 387.75 FEET; THENCE SOUTH 40°28'24" EAST, A DISTANCE OF 175.00 FEET; THENCE SOUTH 49°31'36" WEST, A DISTANCE OF 275.00 FEET; THENCE NORTH 40°28'24" WEST, A DISTANCE OF 275.00 FEET; THENCE NORTH 49°31'36" EAST, A DISTANCE OF 662.75 FEET TO THE POINT OF BEGINNING.

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 a **DISPLAY ADVERTISEMENT**

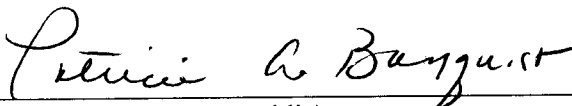
in the matter **CPA (SS) 2006-15 WILLIAM KING**

was published in said newspaper in the issues of **JUNE 13, 2007.**

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 **13TH** day of **JUNE, 2007.**

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


(Signature of Notary Public)



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

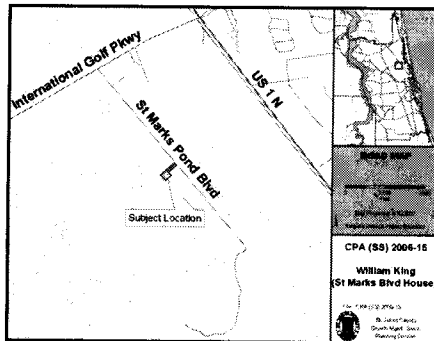
(Seal)

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 Board of County Commissioners on **Tuesday, June 26, 2007 at 9:00 a.m.** will hold a public hearing to consider adoption of a proposed Small Scale Future Land Use 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, St. Augustine, Florida. All interested parties may appear at the public hearing to be heard regarding the proposed amendment. Items not heard by 6 pm shall automatically be continued until 9 am the following day, unless otherwise directed by the Board.



The subject property is 2.62 acres and is located at 495 St. Marks Pond Blvd. within St. Johns County. A complete description is available in the St. Johns County Planning Office. See map generally depicting the location. The amend-

ment proposes to change the Future Land Use Map Designation from Rural/Silviculture to Residential A.

The proposed amendment is known as File Number CPA(SS) 2006-15 William C. King, and is available for review at the local County Planning Office 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 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.

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
BEN RICH, CHAIRMAN
File Number: CPA(SS) 2006-15 Willaim King