

ORDINANCE NO. 2009 - 49

**AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING THE 2015 COMPREHENSIVE PLAN, ORDINANCE NO. 2000-34, AS AMENDED, TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM RESIDENTIAL-B to PUBLIC (P), FOR THE PROPERTY KNOWN AS ANASTASIA MOSQUITO CONTROL DISTRICT SITE LOCATED ON EOC DRIVE OFF AGRICULTURAL CENTER DRIVE, CONTAINING APPROXIMATELY 9.5 ACRES; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE.**

WHEREAS, Chapter 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;

WHEREAS, Section 163.3184, 163.3187 and 163.3189 Florida Statutes provide the process for the adoption of Comprehensive Plan amendments;

**NOW THEREFORE BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA:**

**SECTION 1.** The St. Johns County Comprehensive Plan is amended to change the Future Land Use Map designation from **Residential-B to Public (P)** for the property located known as the Anastasia Mosquito Control District site located on EOC Drive off Agricultural Center Drive, containing approximately **9.5 acres** of land, as shown on **EXHIBITS A AND B**, based upon 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 95-5, Florida Administrative Code.
- (c) The amendment is consistent with the applicable sections of the St. Johns County Comprehensive Plan and the Land Development Code.

**SECTION 2.** The remaining portions of the St. Johns County Comprehensive Plan, Ordinance No. 2000-34, as amended 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

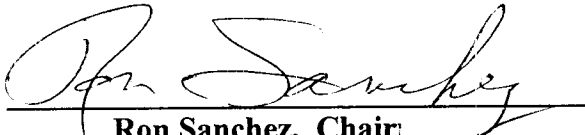
portions shall be deemed a separate, distinct and independent provision and shall not affect the validity of the remaining portions.

**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.

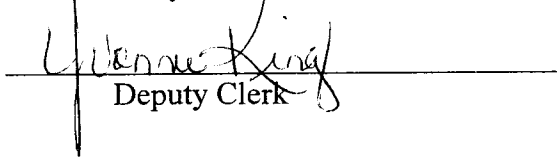
**PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 17<sup>th</sup> DAY OF November 2009.**

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

BY:   
Ron Sanchez, Chair

RENDITION DATE 11/19/09

ATTEST: Cheryl Strickland, Clerk

BY:   
Deputy Clerk

Effective Date: 01/11/10



# EXHIBIT A

Proposed Future Land Use Map  
From Residential B to Public

RESIDENTIAL-B

PUBLIC

RESIDENTIAL-B

PUBLIC

RURAL  
SILVICULTURE

## EXHIBIT B

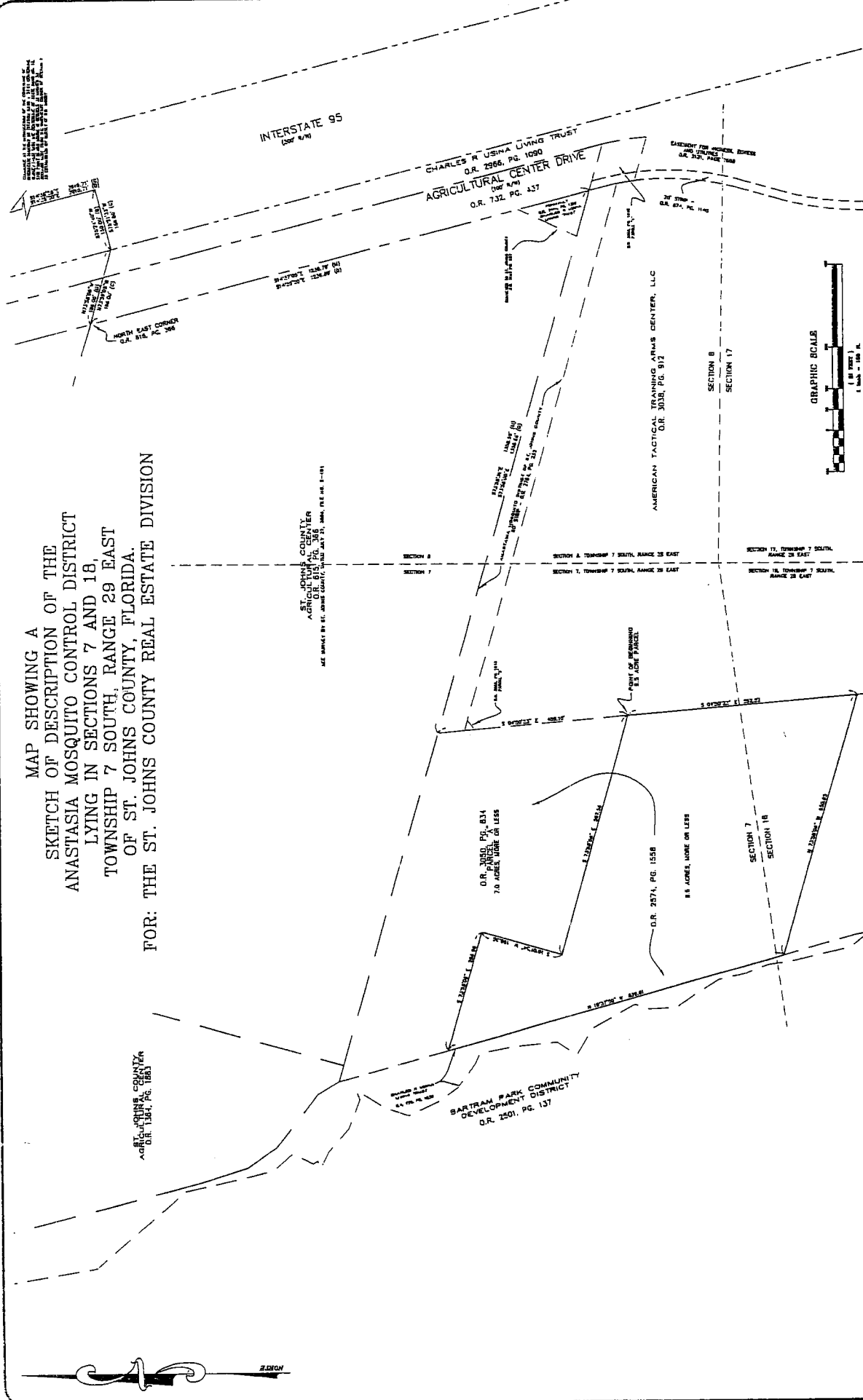
### ANASTASIA MOSQUITO CONTROL DISTRICT SITE 9.5 ACRE PARCEL

A PARCEL OF LAND IN SECTIONS 7 AND 18, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST JOHNS COUNTY, FLORIDA, BEING A PART OF THAT LAND DESCRIBED IN OFFICIAL RECORDS 2574, PAGE 1558 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF INTERSTATE HIGHWAY 95 (STATION 8240 + 37.94 CENTERLINE SURVEY I-95) WITH THE CENTERLINE OF STATE ROAD NO. 16, THENCE SOUTH  $14^{\circ}38'28''$  EAST ALONG SAID CENTERLINE OF INTERSTATE HIGHWAY 95, A DISTANCE OF 3,915.71 FEET; THENCE SOUTH  $75^{\circ}21'32''$  WEST, A DISTANCE OF 150.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID INTERSTATE HIGHWAY 95; THENCE NORTH  $73^{\circ}59'08''$  WEST, A DISTANCE OF 186.00 FEET TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS 615, PAGE 366 OF SAID PUBLIC RECORDS AND THE WESTERLY RIGHT OF WAY LINE OF AGRICULTURAL CENTER DRIVE AS DESCRIBED IN OFFICIAL RECORDS 732, PAGE 437 OF SAID PUBLIC RECORDS; THENCE SOUTH  $14^{\circ}37'05''$  EAST, ALONG THE WESTERLY RIGHT OF WAY OF SAID AGRICULTURAL CENTER DRIVE, A DISTANCE 1,236.79 FEET; THENCE NORTH  $73^{\circ}58'31''$  WEST, ALONG THE SOUTH LINE OF SAID OFFICIAL RECORDS 615, PAGE 366, A DISTANCE OF 1,358.59 FEET TO THE WEST LINE OF 60 FOOT STRIP AS DESCRIBED IN OFFICIAL RECORDS 2764, PAGE 252 OF SAID PUBLIC RECORDS; THENCE SOUTH  $04^{\circ}50'23''$  EAST, ALONG THE WEST LINE OF THAT LAND DESCRIBED IN OFFICIAL RECORDS 3038, PAGE 912 OF SAID PUBLIC RECORDS, THE SAME BEING THE EAST LINE OF THAT AFOREMENTIONED LAND DESCRIBED IN OFFICIAL RECORDS 2574, PAGE 1558, A DISTANCE OF 459.10 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH  $04^{\circ}50'23''$  EAST, ALONG SAID LINE, A DISTANCE OF 552.53 FEET; THENCE NORTH  $73^{\circ}58'06''$  WEST A DISTANCE OF 650.65 FEET; THENCE NORTH  $15^{\circ}37'50''$  WEST, ALONG THE WEST LINE OF AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORDS 2574 PAGE 1558, A DISTANCE OF 839.61 FEET; THENCE EASTERLY AND SOUTHERLY, ALONG THE BOUNDARIES OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS 3050, PAGE 834 OF SAID PUBLIC RECORDS, THE FOLLOWING THREE COURSES: SOUTH  $73^{\circ}58'06''$  EAST A DISTANCE OF 296.96 FEET; SOUTH  $16^{\circ}01'54''$  WEST A DISTANCE OF 198.36 FEET; AND SOUTH  $73^{\circ}58'06''$  EAST A DISTANCE OF 597.56 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.5 ACRES, MORE OR LESS.

MAP SHOWING A  
 SKETCH OF DESCRIPTION OF THE  
 ANASTASIA MOSQUITO CONTROL DISTRICT  
 LYING IN SECTIONS 7 AND 18,  
 TOWNSHIP 7 SOUTH, RANGE 29 EAST  
 OF ST. JOHNS COUNTY, FLORIDA.  
 FOR: THE ST. JOHNS COUNTY REAL ESTATE DIVISION



**ST. JOHNS COUNTY  
 SURVEYING AND MAPPING DIVISION**  
 500 SAN SEBASTIAN VIEW  
 ST. AUGUSTINE, FLORIDA 32084  
 Phone (904) 808-0764

**ANASTASIA MOSQUITO  
 CONTROL DISTRICT  
 SKETCH OF DESCRIPTION**

FILE NUMBER: 2-79

UNLESS OTHERWISE INDICATED, ALL INFORMATION ON THIS MAP WAS OBTAINED FROM THE RECORDS OF THE ST. JOHNS COUNTY ENGINEERING DEPARTMENT. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE LAND AND HAS FOUND THAT THE INFORMATION ON THIS MAP IS CORRECT AND ACCURATE. THE ENGINEER HAS NOT CONDUCTED A SURVEY OF THE LAND AND HAS NOT OBTAINED ANY MEASUREMENTS. THE ENGINEER HAS NOT CONDUCTED A SURVEY OF THE LAND AND HAS NOT OBTAINED ANY MEASUREMENTS. THE ENGINEER HAS NOT CONDUCTED A SURVEY OF THE LAND AND HAS NOT OBTAINED ANY MEASUREMENTS.

AUG 11 2009

# The St. Augustine Record

COPY OF ADVERTISEMENT

PUBLISHED EVERY MORNING SUNDAY THRU SATURDAY  
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA,  
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **KAREN J. BRANNON**

who on oath says that she is an Employee 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 **RETAIL DISPLAY AD**

In/the matter of **NOTICE OF PUBLIC HEARING –**

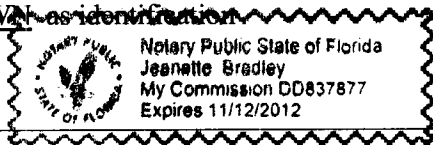
**CPA(SS) 2009-01** was published in said newspaper **AUGUST 3, 2009**

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 6<sup>th</sup> day of **AUGUST, 2009**

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

Jeanette Bradley  
(Signature of Notary Public)  
JEANETTE BRADLEY



(Seal)

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

**NOTICE IS HEREBY GIVEN** that the Board of County Commissioners on Tuesday, August 18, 2009 at 9:00 a.m., will hold a public hearing to consider and issue a decision on the adoption of a proposed small scale comprehensive plan amendment to the St. Johns County Future Land Use Map of the 2015 Comprehensive Plan with the following styled ordinance:

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING THE 2015 COMPREHENSIVE PLAN, ORDINANCE NO. 2000-34, AS AMENDED TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM RESIDENTIAL-B TO PUBLIC (P), FOR THE PROPERTY KNOWN AS THE ANASTASIA MOSQUITO CONTROL DISTRICT LOCATED AT EOC DRIVE AT AGRICULTURAL CENTER DRIVE, CONTAINING APPROXIMATELY 9.5 ACRES, PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE.

The proposed change is from Residential B to Public (P). Said hearings will be held in the County Auditorium, County Administration Building, 500 San Sebastian View, St. Augustine, Florida. All interested parties may appear at the public hearings 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 property that is the subject of the above noticed public hearing includes 9.5+/- acres and the requested change affects property located EOC Drive at Agricultural Center Drive. A complete description is available in the St. Johns County Planning Office. See map generally depicting the location, Exhibit A.

The proposed amendment is known as File Number CPA(SS) 2009-01 Anastasia Mosquito Control District, and is available for review at the local County Planning Office and may be examined by interested parties prior to said public hearings.

Interested parties may appear at the meeting and be heard with respect to the proposed amendment.

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 or an interpreter to participate in this proceeding should contact the County's ADA Coordinator at (904) 209-0650 or at the County Administration Building, 500 Sebastian View, St. Augustine, Florida, 32084. Hearing impaired persons, call Florida Relay Service (1 800 955 8770), no later than 5 days prior to the meeting.

BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA  
CYNDI STEVENSON, CHAIR  
File Number: CPA(SS) 2009-01 Anastasia Mosquito Control District

SJC GROWTH MANAGEMENT  
4040 LEWIS SPEEDWAY  
SAINT AUGUSTINE FL 32084

Ref.#: L3785-9  
P.O.#: MOSQUITOCONT

PUBLISHED EVERY MORNING SUNDAY THRU SATURDAY  
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA,  
COUNTY OF ST. JOHNS

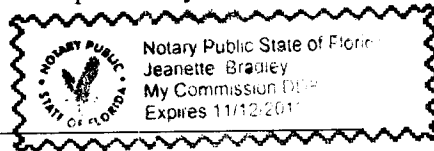
Before the undersigned authority personally appeared **ULINDA E. VERSTRAATE**  
who on oath says that he/she is an Employee of the St. Augustine Record,  
a daily newspaper published at St. Augustine in St. Johns County, Florida:  
that the attached copy of advertisement being a **NOTICE OF HEARING**  
In the matter of **CPA(SS) 2009-01 - ANASTASIA MOSQUITO CONTROL**  
was published in said newspaper on **11/02/2009**

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 has 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/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 Nov 2009  
by Ulinda E Verstraate who is personally known to me  
or who has produced as identification

*Jeanette Bradley*

(Signature of Notary Public)



(Seal)

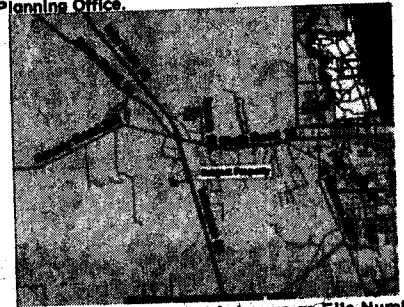
**NOTICE OF PUBLIC HEARING TO CONSIDER  
ADOPTION OF A PROPOSED SMALL SCALE  
COMPREHENSIVE PLAN AMENDMENT TO THE  
FUTURE LAND USE MAP OF THE ST. JOHNS  
COUNTY 2015 COMPREHENSIVE PLAN**

**NOTICE IS HEREBY GIVEN** that the Board of  
County Commissioners on Tuesday, November 17,  
2009 at 9:00 a.m., will hold a public hearing to con-  
sider and issue a decision on the adoption of a pro-  
posed small scale comprehensive plan amendment  
to the St. Johns County Future Land Use Map of the  
2015 Comprehensive Plan with the following styled  
ordinance:

**AN ORDINANCE OF THE COUNTY OF ST. JOHNS,  
STATE OF FLORIDA, MADDENING THE 2015  
COMPREHENSIVE PLAN, ORDINANCE NO.  
2000-34, AS AMENDED TO CHANGE THE  
FUTURE LAND USE MAP DESIGNATION FROM  
RESIDENTIAL-B TO PUBLIC (P), FOR THE  
PROPERTY KNOWN AS THE ANASTASIA MOS-  
QUITO CONTROL DISTRICT LOCATED AT EOC  
DRIVE AT AGRICULTURAL CENTER DRIVE,  
CONTAINING APPROXIMATELY 9.5 ACRES,  
PROVIDING FOR FINDINGS OF FACT; FIND-  
INGS OF CONSISTENCY; SEVERABILITY; AND  
AN EFFECTIVE DATE.**

The proposed change is from Residential B to Public  
(P). Said hearings will be held in the County Auditor-  
ium, County Administration Building, 500 San  
Sebastian View, St. Augustine, Florida. All inter-  
ested parties may appear at the public hearings 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 property that is the subject of the above noticed  
public hearing includes 9.5 +/- acres and the  
requested change affects property located EOC  
Drive at Agricultural Center Drive. A complete  
description is available in the St. Johns County  
Planning Office.



The proposed amendment is known as File Number  
CPA(SS) 2009-01 Anastasia Mosquito Control Dis-  
trict, and is available for review at the local County  
Planning Office and may be examined by interested  
parties prior to said public hearings.

Interested parties may appear at the meeting and be  
heard with respect to the proposed amendment.

If a person desires to object to any decision made with  
respect to any matter considered at the meeting or  
hearings, he/she will need a record of the proceed-  
ings 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 par-  
ticipate in this proceeding should contact the  
County's ADA Coordinator at (904) 209-0630 or at the  
County Administration Building, 500 Sebastian View,  
St. Augustine, Florida, 32084. Hearing impaired  
persons, call Florida Relay Service (1 800 955 8770),  
no later than 5 days prior to the meeting.  
**BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA  
CYNDI STEVENSON, CHAIR**  
File Number: CPA(SS) 2009-01 Anastasia Mosquito  
Control District  
L3785-9 Nov 2, 2009





FLORIDA DEPARTMENT OF STATE

CHARLIE CRIST
Governor

STATE LIBRARY AND ARCHIVES OF FLORIDA

KURT S. BROWNING
Secretary of State

November 25, 2009

Ms. Cheryl Strickland
Clerk of the Circuit Court
St. Johns County
4010 Lewis Speedway
St. Augustine, Florida 32084-8637

2009 NOV 30 PM 2:43
DIRECTOR'S OFFICE AND
CLERK COUNTY COMMISSION
ST. JOHNS COUNTY FL

FILED

Attention: Ms. Yvonne King, Deputy Clerk

Dear Ms. Strickland:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letter dated November 20, 2009 and certified copies of St. Johns County Ordinance Nos. 2009-49 through 2009-54, which were filed in this office on November 23, 2009.

Sincerely,

Liz Cloud (handwritten signature)

Liz Cloud
Program Administrator

LC/srd

DIRECTOR'S OFFICE

R.A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399-0250
850.245.6600 • FAX: 850.245.6735 • TDD: 850.922.4085 • http://dhis.dos.state.fl.us

COMMUNITY DEVELOPMENT
850.245.6600 • FAX: 850.245.6643

STATE LIBRARY OF FLORIDA
850.245.6600 • FAX: 850.245.6744

STATE ARCHIVES OF FLORIDA
850.245.6700 • FAX: 850.488.4894

LEGISLATIVE LIBRARY SERVICE
850.488.2812 • FAX: 850.488.9879

RECORDS MANAGEMENT SERVICES
850.245.6750 • FAX: 850.245.6795

ADMINISTRATIVE CODE AND WEEKLY
850.245.6270 • FAX: 850.245.6282