

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 RURAL/SILVICULTURAL (R/S) TO RURAL COMMERCIAL (RC) FOR THE PROPERTY LOCATED APPROXIMATELY 7.5 MILES WEST OF THE INTERSECTION OF US 1 AND CR 204, AT CR 13 AND FLAGLER ESTATES BOULEVARD, CONTAINING APPROXIMATELY 9.4 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 **Rural/Silviculture (R/S)** to **Rural Commercial (RC)** for the property located approximately 7.5 miles west of the Intersection of US 1 and CR 204, at CR 13 and Flagler Estates Boulevard, containing approximately 9.4 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 9J-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 1st DAY OF December 2009.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

BY: Ron Sanchez **RON SANCHEZ, Chair** REVISION DATE 12/03/09

ATTEST: Cheryl Strickland, Clerk

BY: Wanda King
Deputy Clerk

Effective Date: 01/12/10



EXHIBIT A

2015 Future Land Use
From RURAL SILVICULTURE
to RURAL COMMERCIAL

A-1

**PARKS AND
OPEN SPACE**

**RURAL
COMMERCIAL**

Amos Av

Flagler Estates Blvd

County Road 13 S

**RURAL
SILVICULTURE**

**RURAL
SILVICULTURE**

**RURAL
SILVICULTURE**

EXHIBIT B

Legal Description Buzzmart Commercial Comprehensive Plan Amendment

PARCEL # 1:
A PARCEL OF LAND SITUATED IN SECTION 6, TOWNSHIP 10 SOUTH, RANGE 29 EAST,
ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 6, TOWNSHIP 10 SOUTH, RANGE 29 EAST;
THENCE RUNNING NORTH 00°45'30" EAST ALONG THE WEST LINE OF SECTION 6, A DISTANCE OF
4150.63' FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF FLAGLER ESTATES BOULEVARD
(100' RIGHT OF WAY); THENCE RUN SOUTH 89°53'15" EAST ALONG SAID RIGHT OF WAY LINE, A
DISTANCE OF 2713.97' FEET TO THE POINT AND PLACE OF BEGINNING OF PARCEL #1;
THENCE LEAVING SAID RIGHT OF WAY, RUN NORTH 28°35'44" WEST A DISTANCE OF 284.48' FEET
TO A POINT; THENCE RUN NORTH 00°33'35" WEST A DISTANCE OF 152.10' FEET TO A POINT;
THENCE RUN SOUTH 89°53'15" EAST A DISTANCE OF 255.94' FEET TO A FOUND 5/8" IRON ROD ON
THE WESTERLY RIGHT OF WAY OF COUNTY ROAD NO. 13; THENCE RUN SOUTH 27°19'26" EAST
ALONG SAID WESTERLY RIGHT OF WAY A DISTANCE OF 452.79' FEET TO A POINT OF INTERSECTION
WITH THE NORTH RIGHT OF WAY OF FLAGLER ESTATES BOULEVARD AND A FOUND 4"X4" CONCRETE
MONUMENT (LS#5020); THENCE RUN NORTH 89°53'15" WEST ALONG SAID RIGHT OF WAY A DISTANCE
OF 326.00' FEET TO A POINT ALSO BEING THE POINT AND PLACE OF BEGINNING.

CONTAINING 2.9± ACRES

PARCEL # 2:
A PARCEL OF LAND SITUATED IN SECTION 6, TOWNSHIP 10 SOUTH, RANGE 29 EAST,
ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 6, TOWNSHIP 10 SOUTH, RANGE 29 EAST;
THENCE RUNNING NORTH 00°45'30" EAST ALONG THE WEST LINE OF SECTION 6, A DISTANCE OF
4150.63' FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF FLAGLER ESTATES BOULEVARD
(100' RIGHT OF WAY); THENCE RUN SOUTH 89°53'15" EAST ALONG SAID RIGHT OF WAY LINE, A
DISTANCE OF 2531.97' FEET TO A POINT, ALSO BEING THE POINT AND PLACE OF BEGINNING OF
PARCEL # 2; THENCE CONTINUING SOUTH 89°53'15" EAST A DISTANCE OF 182.00' FEET TO A POINT,
THENCE LEAVING SAID RIGHT OF WAY, RUN NORTH 28°35'44" WEST A DISTANCE OF 284.48' FEET
TO A POINT; THENCE RUN NORTH 00°33'35" WEST A DISTANCE OF 152.10' FEET TO A POINT;
THENCE RUN SOUTH 89°53'15" EAST A DISTANCE OF 255.94' FEET TO A FOUND 5/8" IRON ROD ON
THE WESTERLY RIGHT OF WAY OF COUNTY ROAD NO. 13; THENCE RUN NORTH 27°19'26" WEST
ALONG THE SAID WESTERLY RIGHT OF WAY A DISTANCE OF 177.69' FEET TO A POINT OF
CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST ALONG THE SAID RIGHT OF WAY,
HAVING A RADIUS OF 5689.85' FEET, A CENTRAL ANGLE OF 02°03'30", WITH A CHORD BEARING
NORTH 28°21'07" WEST, A CHORD LENGTH OF 204.40' FEET; THENCE RUN NORTH 29°22'58"
WEST A DISTANCE OF 507.64' FEET TO A POINT ON THE SAID WESTERLY RIGHT OF WAY AND ON
THE NORTH LINE OF SECTION 6; THENCE RUN NORTH 89°53'15" WEST ALONG THE NORTH LINE OF
SECTION 6 A DISTANCE OF 90.36' FEET TO A POINT; THENCE RUN SOUTH 04°28'01" EAST A DISTANCE
OF 784.81' FEET TO A POINT; THENCE RUN SOUTH 21°26'27" EAST A DISTANCE OF 428.50' FEET TO A
POINT, ALSO BEING THE POINT AND PLACE OF BEGINNING.

CONTAINING 6.5± ACRES

RECEIVED

SJC GROWTH MANAGEMENT
4040 LEWIS SPEEDWAY
SAINT AUGUSTINE FL 32084

NOV 17 2009

ST. JOHNS COUNTY
GROWTH MANAGEMENT

Ref.#: L3986-9
P.O.#: BUZZMARTCOMM

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 **CPASS 2008-02 - BUZZMART COMMERCIAL**

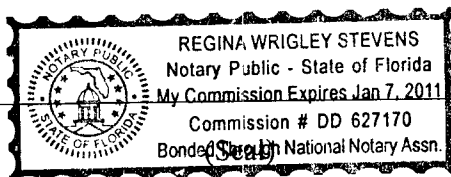
was published in said newspaper on **11/16/2009**

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 16th day of Nov 2009

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

Regina Wrigley Stevens
(Signature of Notary Public)



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 Meeting on
Wednesday, December 1, 2009 at 9:00 a.m. will hold a
public hearing to issue a decision on

AN ORDINANCE OF THE COUNTY OF ST. JOHNS,
STATE OF FLORIDA, AMENDING THE 2015
COMPREHENSIVE PLAN, ORDINANCE NO.
000-24, AS AMENDED, TO CHANGE THE
FUTURE LAND USE MAP DESIGNATION FROM
RURAL/SILVICULTURAL (RS) TO RURAL COMMER-
CIAL (RC), FOR THE PROPERTY LOCATED
APPROXIMATELY 7.5 MILES WEST OF THE
INTERSECTION OF US 1 AND CR 204, AT CR 13
AND FLAGLER ESTATES BOULEVARD, CON-
TAINING APPROXIMATELY 9.4 ACRES; PRO-
VIDING FOR FINDINGS OF FACT; FINDINGS OF
CONSISTENCY; SEVERABILITY; AND AN
EFFECTIVE DATE.

Said hearing 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 hearing to be heard
regarding the proposed amendment.

The subject property is 9.4+/- acres and is located
approximately 7.5 miles west of the intersection of
US 1 and CR 204 on Flagler Estates Blvd., within St.
Johns County. A complete description is available
in the St. Johns County Planning Office.



The amendment proposes to change the Future Land
Use Map Designation from Rural Silviculture to
Rural Commercial.

The proposed amendment is known as File Number
CPA(SS) 2009-02 Buzzmart Commercial, and is
available for review at the local County Planning
Office and Libraries and may be examined by inter-
ested parties prior to said public hearing. Items not
heard by 6 pm shall automatically be continued until
the following day, unless otherwise directed by
the Board.

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

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 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 a
special accommodation to participate in the pro-
ceedings should contact the ADA Coordinator at
(904)209-0650 at the County Administration Building,
500 San Sebastian View, St. Augustine, FL 32085. For
hearing impaired individuals, Telecommunications
Device for the Deaf (TDD), call Florida Relay Ser-
vice at 1-800-955-8770, no later than 5 days prior to
the date of the hearings.

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
RON SANCHEZ, CHAIR

FILE NUMBER: CPA(SS) 2008-02 Buzzmart Com-
mercial
L3986-9 Nov 16, 2009



FLORIDA DEPARTMENT of STATE

CHARLIE CRIST
Governor

STATE LIBRARY AND ARCHIVES OF FLORIDA

KURT S. BROWNING
Secretary of State

December 11, 2009

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

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 December 8, 2009 and certified copies of St. Johns County Ordinance Nos. 2009-55 through 2009-58, which were filed in this office on December 9, 2009.

Sincerely,

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://dls.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

2009 DEC 16 PM 3:17
LIZ CLOUD
CLERK COUNTY COMMISSION
ST. JOHNS COUNTY FL

FILED