

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING THE 2015 COMPREHENSIVE PLAN, ORDINANCE NO. 2000-34, AS AMENDED, TO AMEND THE 2015 FUTURE LAND USE MAP FROM RESIDENTIAL B (RES-B) AND AIRPORT DISTRICT (AD) TO INDUSTRIAL (I) AND AIRPORT DISTRICT (AD); TO ADD NEW POLICY A.1.11.1 (H) (8) (F) LIMITING DEVELOPMENT ON THE SITE; FOR A PARCEL TOTALING APPROXIMATELY 516 ACRES, FOR LANDS LOCATED WEST OF US HIGHWAY 1 AND NORTH AND SOUTH OF BIG OAK ROAD; PROVIDING FOR FINDINGS OF FACT, 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, Sections 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 hereby amended as follows:

- 1) Change the 2015 Future Land Use Map designation from Residential B (Res-B) and Airport District (AD) to Industrial (I) and Airport District (AD), for property located west of US Highway 1 and north and south of Big Oak Road, as shown on **EXHIBITS A and B.**
- 2) Add new Comprehensive Plan Future Land Use Element Policy A.1.11.1 (h) (8) (f), as set forth on **EXHIBIT C.**

SECTION 2. The 2015 Comprehensive Plan amendments described in Section 1 are based on the following Findings of Fact:

- a. The amendments were fully considered after public hearing pursuant to legal notice duly published as required by law.
- b. The amendments are consistent with the State Comprehensive Plan, the Northeast Florida Strategic Regional Policy Plan, and Rule 9J-5, Florida Administrative Code.
- c. The amendments are consistent with the applicable sections of the St. Johns County Comprehensive Plan and the St. Johns County Land Development Code.

SECTION 3. The remaining portions of the St. Johns County Comprehensive Plan, Ordinance 2000-34, 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 4. 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 affect the validity of the remaining portions.

SECTION 5. The amendments 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 amendments 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 Administrative Commission issues a final order determining the adopted amendments to be in compliance in accordance with Section 163.3184(10), Florida Statutes.

SECTION 6. 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 19th DAY OF August 2010.

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

BY: _____

Ron Sanchez, Chair

Rendition Date: August 19, 2010

ATTEST: Cheryl Strickland, Clerk

BY: _____

Deputy Clerk

Effective Date: October 29, 2010

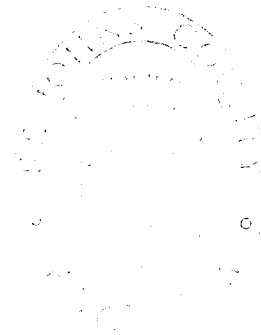


EXHIBIT A
Amended Future Land Use Map

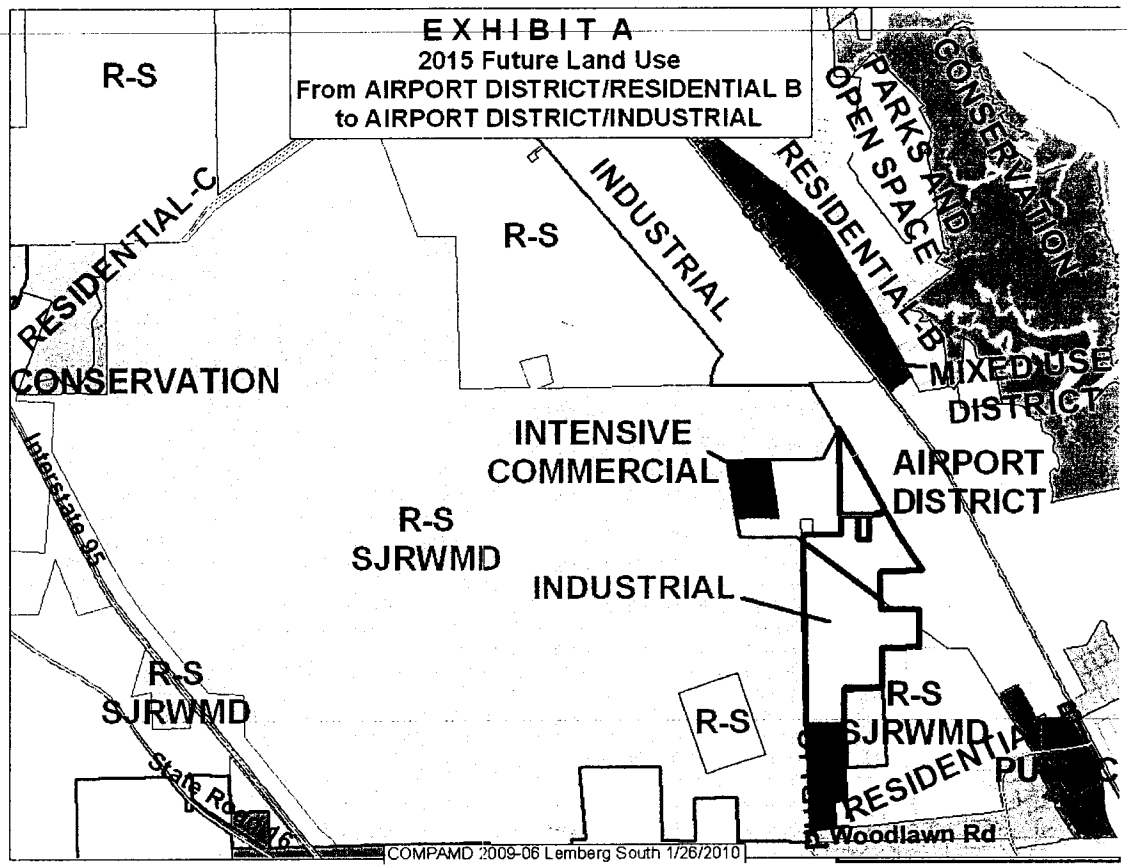


EXHIBIT B
Legal Description

Revised June 27, 2005
June 8, 2005
Lemberg

Work Order No. 04-188.00
File No. 118B-5

Lemberg South

All of fractional Section 23, all of Government Lots 1, 2, 3, 6, 7 and 8 of Section 26, all of Government Lots 1, 8, 9 and 16 of Section 27, together with all of Government Lot 1 of Section 34, all lying in Township 6 South, Range 29 East, St. Johns County, Florida, less and except those lands described and recorded in Official Records Book 955, page 528 and Official Records Book 1029, page 1071, both of the Public Records of said county, being more particularly described as follows:

For a Point of Beginning, commence at the Southeasterly corner of Section 22 of said Township 6 South, Range 29 East, thence North 01°47'14" West, along the Easterly line of said Section 22, a distance of 3730.78 feet to a point lying on the Westerly line of Section 51, the Daniel Hurlburt Grant, also being the Westerly line of St. Johns Industrial Park, an unrecorded subdivision; thence Southeasterly, along said Westerly line of St. Johns Industrial Park, the following two (2) courses: Course 1) thence South 29°34'53" East, departing said Easterly line and along said Westerly line of said Section 51, a distance of 2759.16 feet to the Northwesterly corner of Section 52, the Daniel Hurlburt Grant; Course 2) thence South 31°11'27" East, along the Westerly line of said Section 52, a distance of 3077.75 feet to the Northeasterly corner of Government Lot 4 of said Section 26; thence Westerly, Southerly and Easterly along the boundary lines of said Government Lot 4, the following three (3) courses: Course 1) thence South 89°19'55" West, departing said Westerly line of said Section 52 and along the Northerly line of those lands described and recorded in Official Records Book 366, page 583 of said Public Records, 1518.50 feet to the Northwesterly corner of said Government Lot 4; Course 2) thence South 01°32'44" East, along the Westerly line of said lands of Official Records Book 366, page 583 and along the Westerly line of those lands described and recorded in Official Records Book 1740, page 1646 of said Public Records, 1343.62 feet to the Southwesterly corner of said Government Lot 4; Course 3) thence North 88°31'34" East, along the Southerly line of said lands of Official Records Book 1740, page 1646, a distance of 1304.64 feet to the Northwesterly corner of Government Lot 5 of said Section 26; thence South 01°30'15" East, departing said Southerly line and along the Westerly line of said Government Lot 5, said line also being the Westerly line of said lands of Official Records Book 366, page 583 and said Official Records Book 1740, page 1646, a distance of 1332.73 feet to the Northeasterly corner of Government Lot 9 of said Section 26; thence Westerly and Southerly, along the boundary lines of said Government Lot 9, the following two (2) courses: Course 1) thence South 88°30'09" West, along the Northerly line of those lands described and recorded in Official Records Book 965, page 1529, Official Records Book 1961, page 1205 and Official Records Book 908, page

1522, all of said Public Records, a distance of 1319.55 feet to the Northwesterly corner of said Government Lot 9; Course 2) thence South 01°28'24" East, along the Westerly line of said lands of Official Records Book 908, page 1522 and along the Westerly line of those lands described and recorded in Official Records Book 1979, page 473 and Official Records Book 1979, page 470, all of said Public Records, a distance of 1317.19 feet to the Northeasterly corner of Government Lot 4, Section 35 of said Township and Range, thence Westerly and Southerly along the boundary lines of said Government Lot 4, the following two (2) courses: Course 1) thence South 88°34'16" West, along the Northerly line of those lands described and recorded as Parcel "G" of Official Records Book 1568, page 482 of said Public Records, 1319.66 feet to the corner common to said Sections 26, 27, 34 and 35; Course 2) thence South 01°00'32" East, along the Westerly line of said Parcel "G", said line also being the Westerly line of said Section 35, a distance of 1333.27 feet to the Northeasterly corner of Government Lot 4, said Section 34; thence South 89°32'51" West, departing said Westerly line of said Parcel "G" and the Westerly line of said Section 35 and along the Northerly line of said Government Lot 4, also being the Northerly line of those lands described and recorded in Official Records Book 362, page 240 of said Public Records, a distance of 1337.93 feet to the Southeasterly corner of Government Lot 2 of said Section 34, said corner also being an Easterly line of those lands described and recorded as Parcel "B" of said lands of Official Records Book 1568, page 482; thence Northerly along said Easterly line, the following two (2) courses: Course 1) thence North 00°39'43" West, along the Easterly line of said Government Lot 2, a distance of 1347.40 feet to the Southeasterly corner of Government Lot 15 of said Section 27 as described and recorded in said Parcel "B" of Official Records Book 1568, page 482; Course 2) thence North 00°59'11" West, along the Easterly line of Government Lots 15, 10, 7, and 2 of said Section 27, a distance of 5328.89 feet to a point lying on the Southerly line of said Section 22, said point also being the Southwesterly corner of those lands described and recorded in Official Records Book 974, page 1643 of said Public Records; thence North 89°20'23" East, along said Southerly line of Section 22, said line also being the Southerly line of said lands of Official Records Book 974, page 1643, and the Southerly line of those lands described and recorded in Official Records Book 995, page 1187 of said Public Records, 1329.56 feet to the Point of Beginning.

Less and Except those lands described and recorded in Official Records Book 955, page 528 of the Public Records of St. Johns County, Florida.

Further Less and Except those lands described and recorded in Official Records Book 1029, page 1071 of the Public Records of St. Johns County, Florida.

The above described lands containing 515.07 acres, more or less.

EXHIBIT C
New Comprehensive Plan Future Land Use Element Policy A.1.11.1 (h) (8) (f)

Proposed New Site Specific Policy A.1.11.1 (h) (8) (f)

(f) The property known as the Lemberg South property legally described in Ordinance 2010-__ is assigned the future land use designations of Airport District and Industrial as shown on the Future Land Use Map. Development of the Lemberg South property shall comply with the following development standards:

- (i) The following uses shall be permitted on the portion of the Lemberg South property designated as Airport District Land Use Category:
 - a. Agriculture
 - b. Cultural/Institutional
 - c. Neighborhood Business
 - d. General Business
 - e. High Intensity Commercial
 - f. Highway Commercial
 - g. Light Industrial
 - h. Neighborhood Public Service
 - i. General Public Service
 - j. Regional Business and Commercial;
- (ii) Heavy Industrial, Residential, and Solid Waste and Correctional Facilities Uses shall be prohibited within the Industrial and Airport District Land Use Categories of the Lemberg South property;
- (iii) A minimum 100-foot wide natural vegetative buffer shall be provided between development within the Industrial Land Use Category and the adjacent Residential-B Land Use Category along the southeast boundary of the Lemberg South property.
- (iv) The maximum floor area ratio of development within the Industrial Land Use Category shall be 0.22.
- (v) The maximum floor area ratio of development within the Airport District Land Use Category shall be 0.22.
- (vi) Proposed changes to increase the allowed development intensity are subject to the provisions of Chapter 163, Florida Statutes, regarding large-scale amendments to the Comprehensive Plan.

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 **BRIONNA HALL**

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 **DISPLAY AD**

In/the matter of **NOTICE OF HEARING – COMPAMD 2009-04 SR 16,**


COMPAMD 2009-06 – LEMBERG SOUTH was published in said newspaper

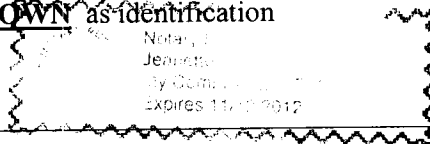
AUGUST 2, 2010

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 **6th day of AUGUST, 2010**

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


(Signature of Notary Public)



(Seal)

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF PROPOSED AMENDMENTS TO THE FUTURE LAND USE MAP GOALS, OBJECTIVES AND POLICIES OF THE ST. JOHNS COUNTY 2015 COMPREHENSIVE PLAN AS RELATED TO COMPAMD 2009-04 SR 16, TO COMPAMD 2009-06 LEMBERG SOUTH AND TO THE COUNTY'S 2025 COMPREHENSIVE PLAN

NOTICE IS HEREBY GIVEN that the Board of County Commissioners on August 17, 2010 at 9:00 a.m., will each hold public hearings, as follows: to consider adoption of proposed amendments to the St. Johns County Future Land Use Map of the 2015 Comprehensive Plan with the following styled ordinances:

COMPAMD 2009-04 SR 16

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 RESIDENTIAL B TO COMMUNITY COMMERCIAL (CC); TO ADD A FUTURE LAND USE POLICY TO LIMIT DEVELOPMENT ON THE SITE FOR THE SUBJECT PARCEL TOTALING 33.29 ACRES, FOR LANDS LOCATED ON THE SOUTH SIDE OF STATE ROAD 16 IMMEDIATELY EAST OF CR 2209 RIGHT OF WAY; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE.

The property that is the subject of the above-titled ordinance includes 33.29+/- acres and the proposed change is from Residential B (RES-B) to Community Commercial (CC). The property is located on the south side of SR 16 immediately east of future CR 2209. 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 COMPAMD 2009-04 SR 16, and is available for review at the local County Planning Office and may be examined by interested parties prior to said public hearing.

COMPAMD 2009-06, Lemberg South

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING THE 2015 COMPREHENSIVE PLAN, ORDINANCE NO. 2000-34, AS AMENDED, TO AMEND THE 2015 FUTURE LAND USE MAP FROM RESIDENTIAL B (RES-B) AND AIRPORT DISTRICT (AD) TO INDUSTRIAL (I) AND AIRPORT DISTRICT (AD); TO ADD A NEW POLICY A.1.11.(H)(8)(F) LIMITING DEVELOPMENT ON THE SITE; FOR A PARCEL TOTALING APPROXIMATELY 516 ACRES FOR LANDS LOCATED WEST OF US HIGHWAY 1 AND NORTH AND SOUTH OF BIG OAK ROAD; PROVIDING FOR FINDINGS OF FACT, SEVERABILITY AND AN EFFECTIVE DATE.

The property that is the subject of the above-titled ordinance includes 516+/- acres and the proposed change is from Residential B (RES-B) and Airport District (AD) to Industrial (I) and Airport District (AD). The property is located on the west of US Highway 1 and north and south of Big Oak Road. A complete description is available in the St. Johns County Planning Office. See map generally depict the location, Exhibit A.

The proposed amendment is known as File Number COMPAMD 2009-06, Lemberg South, and is available for review at the local County Planning Office and may be examined by interested parties prior to said public hearings.

2025 Comprehensive Plan

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING THE 2015 COMPREHENSIVE PLAN AND FUTURE LAND USE MAP SERIES, ORDINANCE NO. 2000-34, AS AMENDED; ADOPTING THE 2025 COMPREHENSIVE PLAN UPDATE, INCLUDING AMENDMENTS TO THE GOALS, OBJECTIVES AND POLICIES, ADOPTING 2025 FUTURE LAND USE MAP SERIES AND ADOPTING THE FIVE YEAR SCHEDULE OF CAPITAL IMPROVEMENTS, PURSUANT TO THE EVALUATION AND APPRAISAL REPORT, PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE.

The 2025 Comprehensive Plan is available for review at the local County Planning Office and may be examined by interested parties prior to said public hearings.

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 any or all of the proposed amendments. Board of County Commissioners items not heard by 6 pm shall automatically be continued until 9 am the following day, unless otherwise directed by the Board.

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.

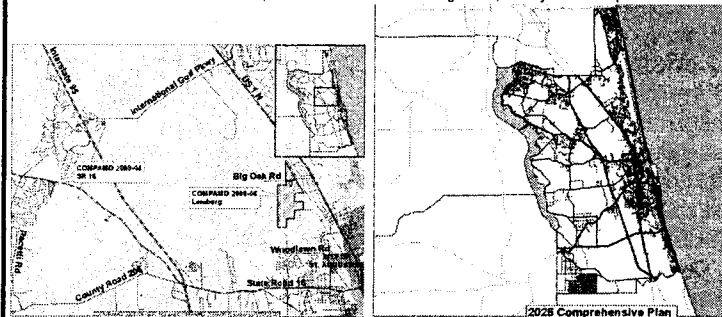
NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing special accommodations or an interpreter to participate in this proceeding should contact the County's ADA Coordinator at (904) 209-0650 or at 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

RON SANCHEZ, CHAIR

File Number: COMPAMD 2009-04 SR 16, COMPAMD 2009-06 Lemberg South, County 2025 Comprehensive Plan.





FLORIDA DEPARTMENT of STATE

CHARLIE CRIST
Governor

STATE LIBRARY AND ARCHIVES OF FLORIDA

DAWN K. ROBERTS
Interim Secretary of State

August 23, 2010

Ms. Cheryl Strickland
Secretary
St. Johns County Board of County Commissioners
500 San Sebastian View
St. Augustine, Florida 32084

Attention: Ms. Yvonne King, Deputy Clerk, Minutes and Record Division

Dear Ms. Strickland:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letter dated August 20, 2010 and certified copies of St. Johns County Ordinance Nos. 2010-31 through 2010-38, which were filed in this office on August 23, 2010.

Sincerely,

Liz Cloud
Program Administrator

LC/srd

FILED
2010 AUG 26 PM 3:14
CLERK OF COUNTY COMMISSION
ST. JOHNS COUNTY FL

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://dlis.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

CAPITOL BRANCH
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