

ORDINANCE NO. 2012 - 25

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING THE 2025 COMPREHENSIVE PLAN, ORDINANCE NO. 2010-38, AS AMENDED, TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM RESIDENTIAL – B TO MIXED USE FOR THE PROPERTY LOCATED AT 200 SR 206, IDENTIFIED BY PARCEL NO. 183350-0000, CONTAINING APPROXIMATELY 2.5 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 and 163.3187 Florida Statutes provide 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 Comprehensive Plan is amended to change the Future Land Map designation from **Residential-B** to **Mixed Use** for property located at 200 SR 206, identified by Parcel No. 183350-0000, containing approximately 2.5 acres of land, as described and shown on the attached **EXHIBIT A and B**.

SECTION 2. The 2025 Comprehensive Plan amendments described in Section 1 are 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 Northeast Florida Strategic Regional Policy Plan.
- (c) The amendment is consistent with the applicable sections of the St. Johns County Comprehensive Plan and the Land Development Code.

SECTION 3. The remaining portions of the St. Johns County Comprehensive Plan, Ordinance No. 2010-38, as amended and the 2025 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 portions shall be deemed a separate, distinct and independent provision and shall not affect the validity of the remaining portions.

SECTION 5. These amendments to the St. Johns County Comprehensive Plan shall be effective 31 days after adoption. If timely, challenged, within 30 days after adoption, the amendment does not become effective until the state land planning agency or Administration Commission issues a final order determining the adopted amendment to be in compliance.

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 18 DAY OF September 2012.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

BY: J. Ken Bryan
J. Ken Bryan, Chair

RENDITION DATE 09/20/12

ATTEST: Cheryl Strickland, Clerk

BY: Cheryl Strickland
Deputy Clerk

Effective Date: 10-19-12

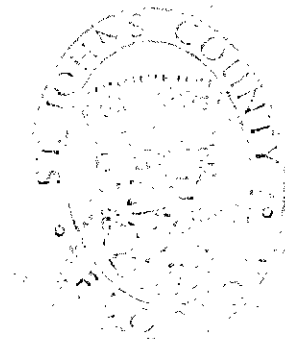
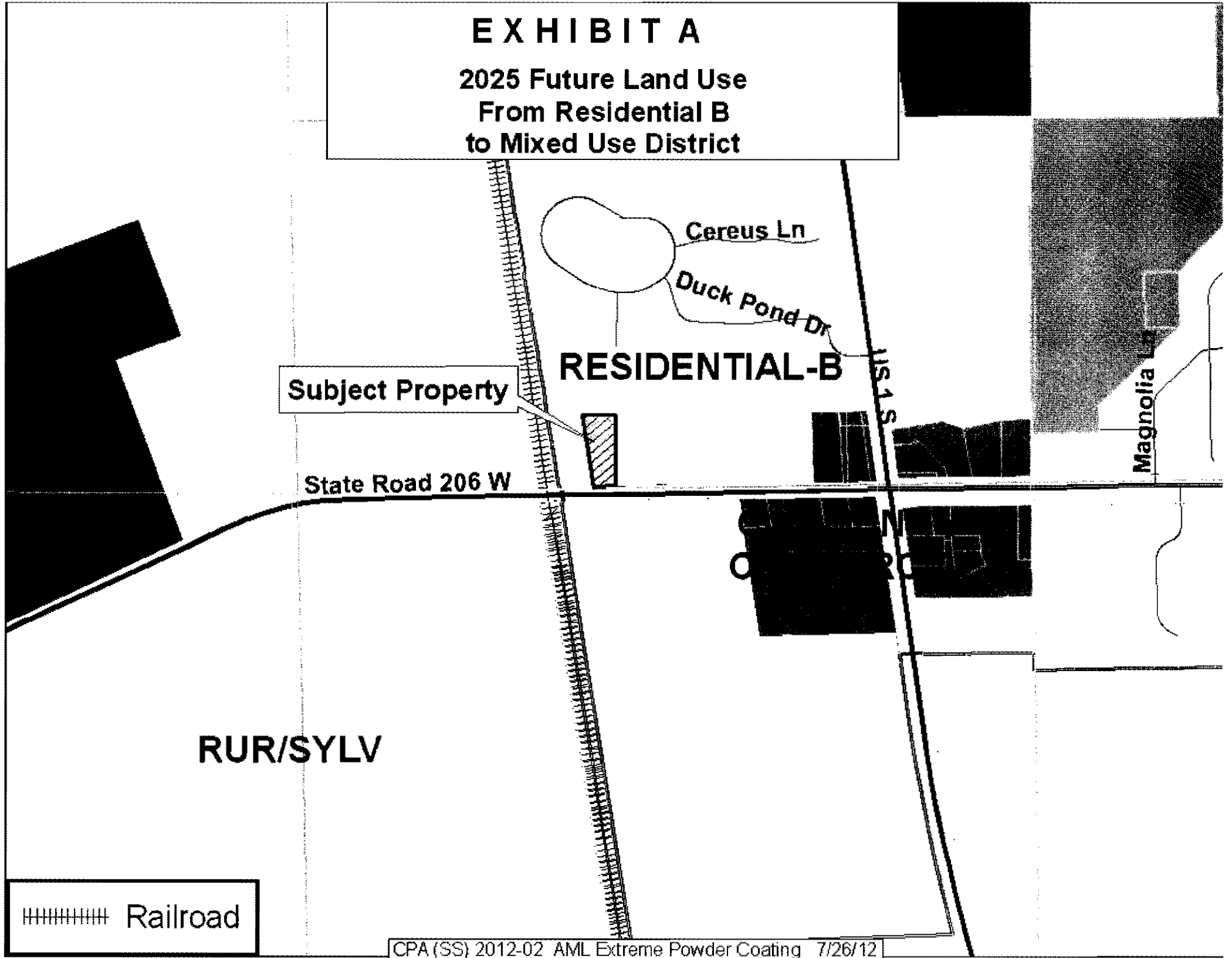


EXHIBIT A

2025 Future Land Use
From Residential B
to Mixed Use District



Subject Property

RESIDENTIAL-B

State Road 206 W

RUR/SYLV

||||||| Railroad

Exhibit B

A part of Government Lot 6, Section 31, Township 8 South, Range 30 East, St. Johns County, Florida, and more particularly described as: Beginning at the intersection of the North Right of Way line of State Road No. 205 and the East Right of Way line of the Florida East Coast Railroad; run thence North 9 degrees 28' West 515.7 feet along the East right of way line of said Florida East Coast Railroad; run thence North 88 degrees 58' East, 475.63 feet to a point; thence run South 0 degrees 02' East 509.9 feet to the North right or way line of State Road No. 206; run thence South 88 degrees 47', West, 400 feet along the North right of way line of said State Road No. 206, to the Point of Beginning, excepting therefrom those two portions of above described land conveyed to Manney by Deeds recorded in Official Records Book 112, Page 438, and in Official Records Book 132, Page 321, Public Records of St. Johns County, Florida. Together with a 1995 Skyline Mobile Home with ID Numbers 3462038HA and 34620389HB.

Parcel Identification Number: 183350-0000

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 2025 COMPREHENSIVE PLAN

NOTICE IS HEREBY GIVEN that a public hearing will be held on Thursday August 16, 2012 at 1:30 p.m. before the St. Johns County Planning and Zoning Agency and on Tuesday, September 18, 2012 at 9:00 a.m., before the St. Johns County Board of County Commissioners in the County Auditorium, County Administration Building, 500 San Sebastian View, St. Augustine, Florida to consider and issue a recommendation on the adoption of a proposed small scale comprehensive plan amendment to the St. Johns County Future Land Use Map of the 2025 Comprehensive Plan with the following styled ordinance:

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA AMENDING THE 2025 COMPREHENSIVE PLAN, ORDINANCE NO. 2010-38, AS AMENDED, TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM RESIDENTIAL - B TO MIXED USE FOR THE PROPERTY LOCATED AT 200 SR 206, IDENTIFIED BY PARCEL NO. 183350-0000, CONTAINING APPROXIMATELY 2.5 ACRES; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE.

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 Commissioner items not heard by 8 pm shall automatically be continued until 9 am the following day unless otherwise directed by the Board.

The subject property includes 2.5 acres and is located at 200 State Road 206 West.



The proposed changes is known as File Number CPA(SS) 2012-02 AML Extreme Powder Coating, and is available for review in the Planning and Zoning Section of the Growth Management Services Department, at the Permit Center, 4040 Lewis Speedway, St. Augustine, Florida 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 San 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.

PLANNING AND ZONING AGENCY
ST. JOHNS COUNTY, FLORIDA
BRAD NELSON, CHAIR

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
MARK P. MINER, CHAIR
CPA(SS) 2012-02 AML Extreme Powder Coating
L2049-12 Aug 1, 2012

THE ST. AUGUSTINE RECORD

AML EXTREME POWDER COATING
200 SR 206 W
SAINT AUGUSTINE FL 32086

Ref#: L2049-12
P.O.#: POWDERCOAT

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 **STEVEN SMITH** 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) 2012-02 - AML EXTREME POWDER COATING** was published in said newspaper on **08/01/2012**

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.

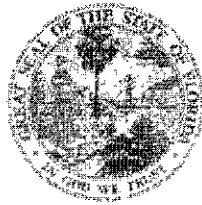
Sworn to and subscribed before me this 18th day of AUG - - 2012

by Steven Smith who is personally known to me
or who has produced as identification



(Signature of Notary Public)

(Seal)



FLORIDA DEPARTMENT of STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

September 25, 2012

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

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 September 24, 2012 and certified copies of Ordinance Nos. 2012-24 through 2012-26, which were filed in this office on September 25, 2012.

Sincerely,

Liz Cloud
Program Administrator

LC/elr

2012 OCT -1 PM 4: 33
OFFICE OF THE SECRETARY OF STATE
TALLAHASSEE, FLORIDA