

ORDINANCE NO. 2014 - 3

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 AND INTENSIVE COMMERCIAL TO BUSINESS AND COMMERCE PARK AND MIXED USE AND ADD A TEXTUAL POLICY ESTABLISHING DEVELOPMENT STANDARDS FOR A UNIFIED DEVELOPMENT PLAN FOR THE BUSINESS AND COMMERCE PARK, FOR APPROXIMATELY 282.58 ACRES OF LAND LOCATED ON THE NORTH SIDE OF SR 207 EAST OF I-95; 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 and Intensive Commercial to Business and Commerce Park and Mixed Use** for approximately 282.58 acres of land located on the north side of SR 207 and east of I-95 and to add a Textual Policy, establishing development standards for a unified development plan for the Business and Commerce Park, as described and shown on the attached **EXHIBIT A, B, and C.**

SECTION 2. The 2025 Comprehensive Plan amendment 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 the state land planning agency notifies the local government that the plan amendment package is complete. If timely, challenged, within 30 days after adoption, the amendment does not become effective until the state land planning agency or Administration Commission enters 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 21ST DAY OF January 2014.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

BY: _____

John H. Morris, Chairman

RENDITION DATE 01-23-14

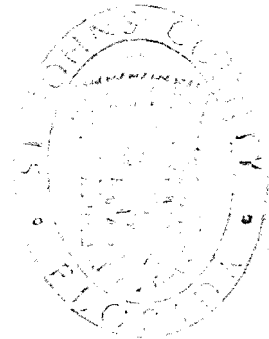
ATTEST: Cheryl Strickland, Clerk

BY: _____

Gwenne King
Deputy Clerk

Effective Date: _____

03-03-14



**2025 Future Land Use
From RESIDENTIAL B
to BUSINESS AND COMMERCE PARK
AND
MIXED USE DISTRICT**

**Proposed Business
and Commerce Park**

**Proposed Mixed
Use District**

RUR/SYLV

INDUSTRIAL

PUBLIC

PUBLIC

**MIXED USE
DISTRICT**

RUR/SYLV

**PARK/
RECREATION**

**PARK/
RECREATION**

RESIDENTIAL-C

RESIDENTIAL-C
Kings Estate Rd

Oak Ridge Rd

Cypress Rd

Fox Water Trl

State Road 207

Hilltop Rd

Wildwood Dr

RESIDENTIAL-B
Allen Nease Rd

Exhibit B

A PORTION OF PARCEL 1 IN SECTION 4, TOWNSHIP 8, SOUTH, RANGE 29, EAST AND A PORTION OF PARCEL 13 IN SECTION 3, TOWNSHIP 8, SOUTH, RANGE 29, EAST, BOTH LOCATED IN ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE NORTHEAST CORNER OF SECTION 3 WITH THE NORTHWEST CORNER OF SECTION 4 KNOWN HEREAFTER AS THE POINT OF BEGINNING; THENCE NORTH 89°13'53" EAST 1,315.77 FEET TO A POINT; THENCE SOUTH 00°49'56" WEST 2,615.20 FEET TO A POINT; THENCE SOUTH 89°12'38" EAST 700.43 FEET TO A POINT ALONG THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 207 (A VARIABLE WIDTH RIGHT-OF-WAY); THENCE CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG AND AROUND THE ARC OF SAID CURVE HAVING A RADIUS OF 17,263.73 FEET, AN ARC DISTANCE OF 100.24 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 34°16'25" WEST, 100.24 FEET TO A POINT; THENCE CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG AND AROUND THE ARC OF SAID CURVE HAVING A RADIUS OF 17,113.73 FEET, AN ARC DISTANCE OF 114.89 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 34°15'26" WEST, 114.89 FEET TO A POINT; THENCE SOUTH 53°32'29" EAST 5.00 FEET TO A POINT ALONG SAID WESTERLY RIGHT-OF-WAY LINE; THENCE CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG AND AROUND THE ARC OF SAID CURVE HAVING A RADIUS OF 17,118.73 FEET, AN ARC DISTANCE OF 202.09 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 34°47'18" WEST, 202.09 FEET TO A POINT; THENCE NORTH 53°32'29" WEST 5.00 FEET TO A POINT ALONG SAID WESTERLY RIGHT-OF-WAY LINE; THENCE CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG AND AROUND THE ARC OF SAID CURVE HAVING A RADIUS OF 19,247.44 FEET, AN ARC DISTANCE OF 398.03 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 35°49'45" WEST, 397.97 FEET TO A POINT; THENCE SOUTH 53°32'29" EAST 5.26 FEET TO A POINT ALONG SAID WESTERLY RIGHT-OF-WAY LINE; THENCE SOUTH 36°27'31" WEST 9.64 FEET TO A POINT ALONG SAID WESTERLY RIGHT-OF-WAY LINE; THENCE NORTH 34°55'25" WEST 2,609.75 FEET TO A POINT; THENCE NORTH 00°39'56" WEST 1,125.27 FEET TO THE POINT OF BEGINNING.

LANDS THUS DESCRIBED CONTAIN 66.82 ACRES, MORE OR LESS.

A PORTION OF PARCEL 1 IN SECTION 4, TOWNSHIP 8, SOUTH, RANGE 29, EAST AND A PORTION OF PARCEL 13 IN SECTION 3, TOWNSHIP 8, SOUTH, RANGE 29, EAST, BOTH LOCATED IN ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE NOTHEAST CORNER OF SECTION 3 WITH THE NORTHWEST CORNER OF SECTION 4 KNOWN HEREAFTER AS THE POINT OF BEGINNING; THENCE SOUTH 00°39'56" EAST 1,125.27 FEET TO A POINT; THENCE SOUTH 34°55'25" EAST 2,609.75 FEET TO A POINT; THENCE SOUTH 89°26'21" WEST 994.46 FEET TO A POINT; THENCE NORTH 00°06'03" WEST 395.36 FEET TO A POINT; THENCE SOUTH 89°26'21" WEST 551.31 FEET TO A POINT; THENCE SOUTH 00°06'03" EAST 395.36 FEET TO A POINT MARKED BY A 4"X4" CONCRETE MONUMENT; THENCE SOUTH 89°29'08" WEST 1,929.70 FEET TO A POINT ALONG THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95 (A VARIABLE WIDTH RIGHT-OF-WAY); THENCE NORTH 23°06'23" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE 2,758.77 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILROAD SECTION 78080-2405; THENCE NORTH 29°07'44" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE 322.95 FEET TO A POINT; THENCE SOUTH 60°05'46" EAST 690.14 FEET TO A POINT; THENCE NORTH 29°54'8" EAST 926.40 FEET TO A POINT; THENCE NORTH 89°24'39" EAST 1,833.66 FEET TO THE POINT OF BEGINNING.

LANDS THUS DESCRIBED CONTAIN 215.76 ACRES, MORE OR LESS.

Exhibit C

Proposed Comprehensive Plan Text Amendment

St. Johns Marketplace

- (j) A portion of the property known as St. Johns Marketplace legally described in Ordinance No. 2014-3 is assigned a future land use designation of Business and Commerce Park on the Future Land Use Map (the "Commerce Park Property"). Development of the Commerce Park Property shall comply with the following standards:
- (i) Pedestrian and vehicular connections shall be provided to create an interconnected vehicular, pedestrian, and bikeway network between parcels.
 - (ii) Centralized traffic circulation, utilities, parking, drainage, open space and similar infrastructure shall be provided and may be shared throughout the Commerce Park Property.
 - (iii) Cohesive design themes shall be included within the Commerce Park Property to ensure consistency and compatibility of the development and to enhance the viewshed of the Commerce Park Property along Interstate 95 and other major roadways. Such design themes shall at a minimum include building facades, landscaping, signage, parking-area design, and similar development techniques.
 - (iv) When feasible, large parking fields shall be placed behind buildings to minimize views of large paved parking areas from major roadways. Where large parking fields are necessary and are in view of major roadways, enhanced landscaping including, but not limited to, additional canopy trees shall be incorporated into the parking lot designs.
 - (v) Commerce Park Property shall be designed to avoid impacts to the wetland strand located in the center of the property.

THE ST. AUGUSTINE RECORD

ROGERS TOWERS
ATTN TINA BENTLEY
1301 RIVERPLACE BLVD STE 1500
JACKSONVILLE FL 32207

Ref. #:
P.O. #:

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 **COMPAMD 2012-01 ST JOHNS MARKETPLACE -**
was published in said newspaper on **11/20/2013**

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
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 disc
rebate, commission or refund for the purpose of securing the advertisement for
publication in the said newspaper.

Sworn to and subscribed before me this _____ day of _____
by Steven Smith who is personally known to me
or who has produced as identification

[Signature]
(Signature of Notary Public) (Seal)

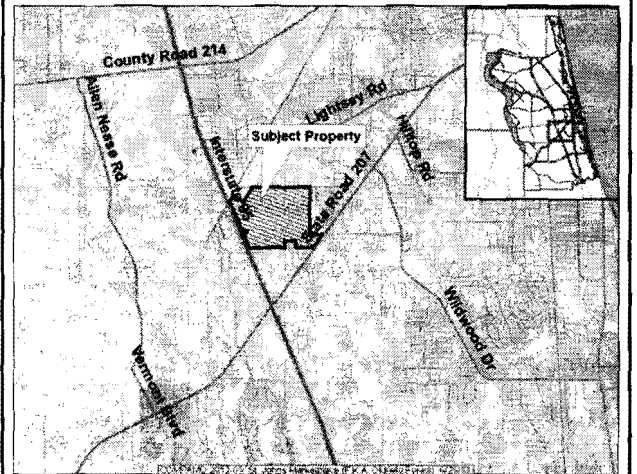
**NOTICE OF PUBLIC HEARING
TO CONSIDER ADOPTION OF A
PROPOSED COMPREHENSIVE
PLAN AMENDMENT TO THE
FUTURE LAND USE MAP OF
THE ST. JOHNS COUNTY 2025
COMPREHENSIVE PLAN**

NOTICE IS HEREBY GIVEN that the Planning and Zoning Agency on Thursday, December 5, 2013 at 1:30 p.m. and the St. Johns County Board of County Commissioners on Tuesday, January 21, 2014 at 9:00 a.m., will each hold public hearings, as follows: The Planning and Zoning Agency to consider and issue a recommendation on the adoption of a proposed comprehensive plan amendment to the St. Johns County Future Land Use Map of the 2025 Comprehensive Plan and the Board of County Commissioners will consider whether or not to adopt the same proposed 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 AND INTENSIVE COMMERCIAL TO BUSINESS AND COMMERCE PARK AND MIXED USE AND ADD A TEXTUAL POLICY ESTABLISHING DEVELOPMENT STANDARDS FOR A UNIFIED DEVELOPMENT PLAN FOR THE BUSINESS AND COMMERCE PARK, FOR APPROXIMATELY 282.58 ACRES OF LAND LOCATED ON THE NORTH SIDE OF SR 207 EAST OF I-95; 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 amendment. Board of County Commissioner 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 includes approximately 282.58 acres and is located north of State Road 207 and east of Interstate 95, within St. Johns County, Florida.



A complete description is available in the St. Johns County Planning Office. The proposed change is known as File Number **COMPAMD 2012-01 St. Johns Market Place**, and is available for review in the Planning Division 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 public hearings to be heard regarding 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.

PLANNING AND ZONING AGENCY
ST. JOHNS COUNTY, FLORIDA
BRAD NELSON, CHAIR
BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
JOHN H. MORRIS, CHAIR
File Number: COMPAMD 2012-01 St. Johns Market Place



FLORIDA DEPARTMENT *of* STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

January 27, 2014

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 electronic copy of Ordinance No. 2014-3, which was filed in this office on January 27, 2014.

Sincerely,

Liz Cloud
Program Administrator

LC/elr

2014 JAN 27 PM 2:57
RECEIVED
OFFICE OF THE SECRETARY OF STATE