

ORDINANCE NO. 2003-68

**AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING 2015 FUTURE LAND USE MAP OF COMPREHENSIVE PLAN, ORDINANCE NO. 2000-34, AS AMENDED, FROM RURAL SILVICULTURE (R/S) TO RESIDENTIAL-A; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; 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**, Section 163.3184 and 163.3187, 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 Future Land Use Map of the Comprehensive Plan is amended from Future Land Use Map designation Rural Silviculture (R/S) to Residential -A on the property described in Exhibit "A", based on the following Findings of Fact:

- a. The amendment was fully considered after public hearing pursuant to legal notice duly published as required by law; and,
- 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 applicable sections of the St. Johns County Comprehensive Plan and the St. Johns County Land Development Code.

**SECTION 2.** The remaining portions of the St. Johns County Comprehensive Plan, Ordinance No. 2000-34 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 portion shall be deemed a separate, distinct, and independent provision and shall not effect 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 the 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 26th DAY OF August, 2003**

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

BY: James E. Bryant  
James E. Bryant, Chair

**RENDITION DATE** 08/29/03

ATTEST: Cheryl Strickland, Clerk

BY: Luanne King  
Deputy Clerk

**EFFECTIVE DATE:** 09/26/03



# EXHIBIT "A"

## LEGAL DESCRIPTION

### PARCEL No. 1

COMMENCE AT THE POINT OF INTERSECTION OF THE EAST RIGHT OF WAY OF JOE ASHTON ROAD WITH THE NORTH LINE OF THE JOSE PAPPY GRANT, SECTION 38, TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST JOHNS COUNTY, FLORIDA, THENCE RUN S 00°28'00"W, ALONG SAID RIGHT OF WAY, 1664.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE TO RUN S00°28' W, 100 FEET; THENCE RUN DUE EAST 322.60 FEET; THENCE RUN S 00°28'W, 230 FEET; THENCE RUN DUE EAST 30 FEET; THENCE RUN DUE NORTH 30 FEET; THENCE RUN DUE EAST 44.16 FEET; THENCE RUN N 00°25' E, 300 FEET; THENCE RUN DUE WEST 396.74 FEET TO THE POINT OF BEGINNING, CONTAINING 1.270 ACRES. TOGETHER WITH AND BEING SUBJECT TO AN EASEMENT OF INGRESS AND EGRESS AND UTILITIES OVER THE NORTH 30 FEET THEREOF.

### PARCEL No. 2

COMMENCE AT THE POINT OF INTERSECTION OF THE EAST RIGHT OF WAY OF JOE ASHTON ROAD WITH THE NORTH LINE OF THE JOSE PAPPY GRANT, SECTION 38, TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST JOHNS COUNTY, FLORIDA, THENCE RUN S 00°25'00"W, ALONG SAID RIGHT OF WAY, 1664.50 FEET TO A POINT; THENCE RUN DUE EAST A DISTANCE OF 396.74 FEET TO THE <sup>POINT</sup> OF BEGINNING; THENCE RUN S 00°28' W, 200 FEET; THENCE RUN DUE EAST 161.66 FEET; THENCE RUN N 00°25' E, 300 FEET; THENCE RUN DUE WEST 161.66 FEET TO THE POINT OF BEGINNING. CONTAINING 1.110 ACRES. TOGETHER WITH AND BEING SUBJECT TO AN EASEMENT OF INGRESS AND EGRESS AND UTILITIES OVER THE NORTH 30 FEET THEREOF.

### PARCEL No. 3

COMMENCE AT THE POINT OF INTERSECTION OF THE EAST RIGHT OF WAY OF JOE ASHTON ROAD WITH THE NORTH LINE OF THE JOSE PAPPY GRANT, SECTION 38, TOWNSHIP 7 SOUTH, RANGE 28 EAST, ~~RANGE 28 EAST~~, ST JOHNS COUNTY, FLORIDA, THENCE RUN S 00°25'00"W, ALONG SAID RIGHT OF WAY, 1664.50 FEET TO A POINT; THENCE RUN DUE EAST <sup>558.30</sup> ~~368.30~~ FEET TO THE POINT OF BEGINNING; THENCE RUN S 00°25' W, 300 FEET; THENCE RUN DUE EAST, 139.28 FEET; THENCE RUN DUE SOUTH 30 FEET; THENCE RUN DUE EAST A DISTANCE OF 366.76 FEET MORE OR LESS TO THE CENTERLINE OF HONEY BRANCH; THENCE MEANDER NORTHERLY ALONG SAID CENTERLINE OF HONEY BRANCH, 340 FEET MORE OR LESS TO THE INTERSECTION WITH A LINE THAT BEARS DUE EAST FROM THE POINT OF BEGINNING; THENCE <sup>211.7</sup> ~~361~~ DUE WEST ALONG LASTLY SAID LINE A DISTANCE OF 436.50 FEET TO THE POINT OF BEGINNING, CONTAINING <sup>0.68</sup> ~~0.68~~ ACRES MORE OR LESS. TOGETHER <sup>WITH</sup> ~~AND~~ BEING SUBJECT TO AN EASEMENT OF ENGRESS AND EGRESS AND UTILITIES OVER THE NORTH 30 FEET OF THE WEST 236.72 FEET THEREOF.

### PARCEL No. 4 (EASEMENT)

COMMENCE AT THE POINT OF INTERSECTION OF THE EAST RIGHT OF WAY OF JOE ASHTON ROAD WITH THE NORTH LINE OF THE JOSE PAPPY GRANT, SECTION 38, TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST JOHNS COUNTY, FLORIDA, THENCE RUN S 00°25'00"W, 1664.50 FEET TO THE POINT OF BEGINNING; THENCE RUN DUE EAST, 794.80 FEET THENCE RUN DUE SOUTH 30 FEET; THENCE RUN DUE WEST 796.02 FEET TO THE AFORESAID EAST RIGHT OF WAY OF JOE ASHTON ROAD; THENCE RUN N 00°25' E, 30 FEET TO THE POINT OF BEGINNING. CONTAINING 0.54 ACRES.

# EXHIBIT A

From Rural Silviculture to Residential A

NEIGHBORHOOD  
COMMERCIAL

RESIDENTIAL B

RESIDENTIAL A

ST. JOHNS DR

A-1

The Ashton Rd

CH Arnold Rd

County Road 208

R/S

Subject Property

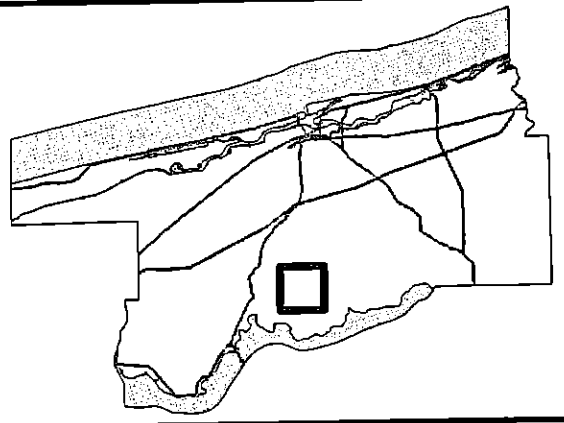
Stephen Colee Rd

St Johns Rd

County Road 134 N

PARKS AND  
OPEN SPACE

# PROPOSED



## Future Land Use Map



Map Prepared: Jul 16, 2003

\*Depicts General Project Boundary

Comprehensive  
Plan Amendment

For

Simpson Trust

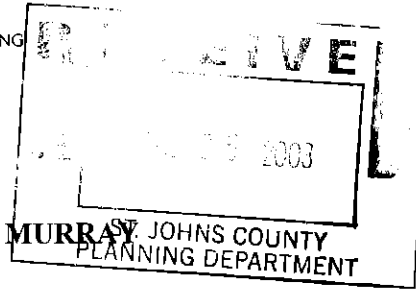
Amended FLU: Residential A  
St. Johns County Ordinance: 2003-



St. Johns County  
Growth Mgmt. Svcs.  
Planning Division

THE ST. AUGUSTINE RECORD

PUBLISHED EVERY MORNING MONDAY THROUGH FRIDAY, SATURDAY AND SUNDAY MORNING  
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA



STATE OF FLORIDA,  
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **LINDA Y MURRAY**  
who on oath says that she is an Accounting Clerk 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 PUBLIC HEARING (DISPLAY ADVERTISEMENT)**

In the matter of **FILE # CPA SS 2003-03**

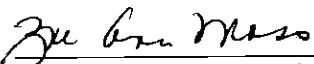
**SIMPSON TRUST 2410 A,B,C, & D JOE ASHTON ROAD**

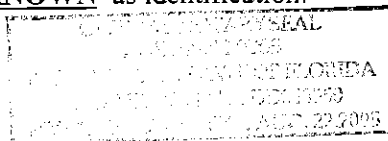
in the Court, was published in said newspaper in the issues of  
**JULY 23, 2003**

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 **23<sup>RD</sup>** day of **JULY** 2003

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

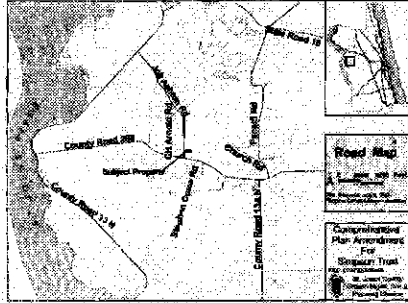
  
(Signature of Notary Public)



(Seal)

Zoe Ann Moss

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



NOTICE IS HEREBY GIVEN that the St. Johns County Planning and Zoning Agency at its regular meeting on Thursday, August 7, 2003, at 1:30 p.m. and the St. Johns County Board of County Commissioners, on Tuesday, August 26, 2003 at 1:30 p.m., will hold public hearings to consider a

proposed amendment to the St. Johns County 2015 Future Land Use Map. Said hearing will be held in the County Auditorium, County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida. All interested parties may appear at the public hearing to be heard regarding the proposed amendment.

The subject property measures approximately 6 acres and is located at 2410 A,B,C and D Joe Ashton Road. A complete legal description is available in the St. Johns County Planning Offices. See map generally depicting the location. The amendment proposes to change the Future Land Use Map designation from Rural Silviculture to Residential A.

The proposed amendment is known as File Number CPA-(SS) 2002-03 Simpson Trust, and is available for review at the local County Planning Offices and Libraries and may be examined by interested parties prior to said public hearing.

If a person decides to appeal any decision made with respect to any matter considered at the meeting or hearing, he/she will need records of the proceedings and for such purpose may need to ensure that verbatim records of the proceedings are made, which records includes 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 to participate in the proceedings should contact ADA Coordinator at (904) 823-2501 at the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, 32095. For hearing impaired individuals: Telecommunications Device for the Deaf (TDD); Florida Relay Service at 1-800-955-8770, no later than 5 days prior to the date of the hearings.

**RESIDENTS, PROPERTY OWNERS AND OTHER INTERESTED INDIVIDUALS ARE ENCOURAGED TO PARTICIPATE IN THESE PROCEEDINGS AND ALL OTHER COMPREHENSIVE PLANNING PROCESSES TO THE FULLEST EXTENT POSSIBLE.**

BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA  
JAMES E. BRYANT, CHAIRMAN  
PLANNING AND ZONING AGENCY  
ST. JOHNS COUNTY, FLORIDA  
BY: DON HOUSE, CHAIRMAN

File Number: CPA -(SS) 2002-03 Simpson Trust



STATE OF FLORIDA  
DEPARTMENT OF STATE

JEB BUSH  
Governor

GLEND A. HOOD  
Secretary of State

September 5, 2003

Honorable Cheryl Strickland  
Clerk to Board of Commissioners  
St. Johns County  
Post Office Drawer 300  
St. Augustine, Florida 32085-0300

Attention: Yvonne King  
Minutes and Records Division

03 SEP - 9 PM 2: 04  
FILED  
CHERYL STRICKLAND  
CLERK COUNTY COMMISSION  
ST. JOHNS COUNTY FL

Dear Ms. Strickland:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letter dated August 29, 2003 and certified copies of St. Johns County Ordinance No. 2003-68 through 2003-74, which were filed in this office on September 2, 2003.

Sincerely,

Liz Cloud  
Program Administrator

LC/mp

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