

**ORDINANCE NO. 2004 - 103**

**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 RURAL SILVICULTURE (R/S) TO PUBLIC (P) FOR PROPERTY LOCATED ON THE WEST SIDE OF ALLEN NEASE ROAD APPROXIMATELY ¼ MILE SOUTH OF COUNTY ROAD 214; 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, 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 amended to change the Future Land Use Map designation from Rural Silviculture (R/S) to Public (P) for Public Site #12 located on the west side of Allen Nease Road approximately ¼ mile south of County Road 214, as shown on **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.
- (b) The proposed Future Land Use Map Amendment is consistent with the St. Johns County Comprehensive Plan, Ordinance No. 2000-34, as amended; the Northeast Florida Strategic Regional Policy Plan; the Florida Statutes (Chapter 163, Part II); and Rule 9J-5 of the 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, 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.

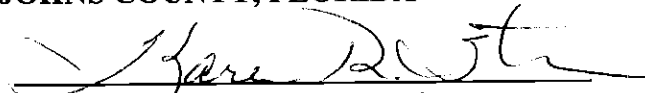
**SECTION 3.** Should any section, subsection, sentence, clause, phrase, or portion of this Ordinance be held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and shall not effect the validity of the remaining portions.

**SECTION 4.** The amendment 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 amendment 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 Administration Commission issues a final order determining the adopted amendment to be in compliance in accordance with Section 163.3184 (10) Florida Statutes.

**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.

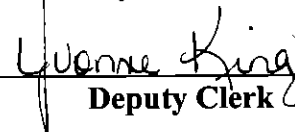
**PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 3rd DAY OF November 2004.**

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

BY:   
Karen R. Stern, Chair

RENDITION DATE 11/06/04

**ATTEST: Cheryl Strickland, Clerk**

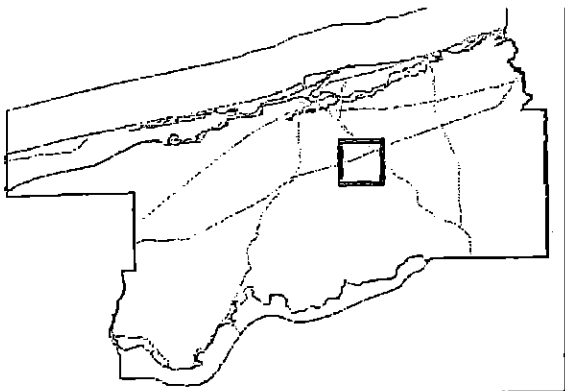
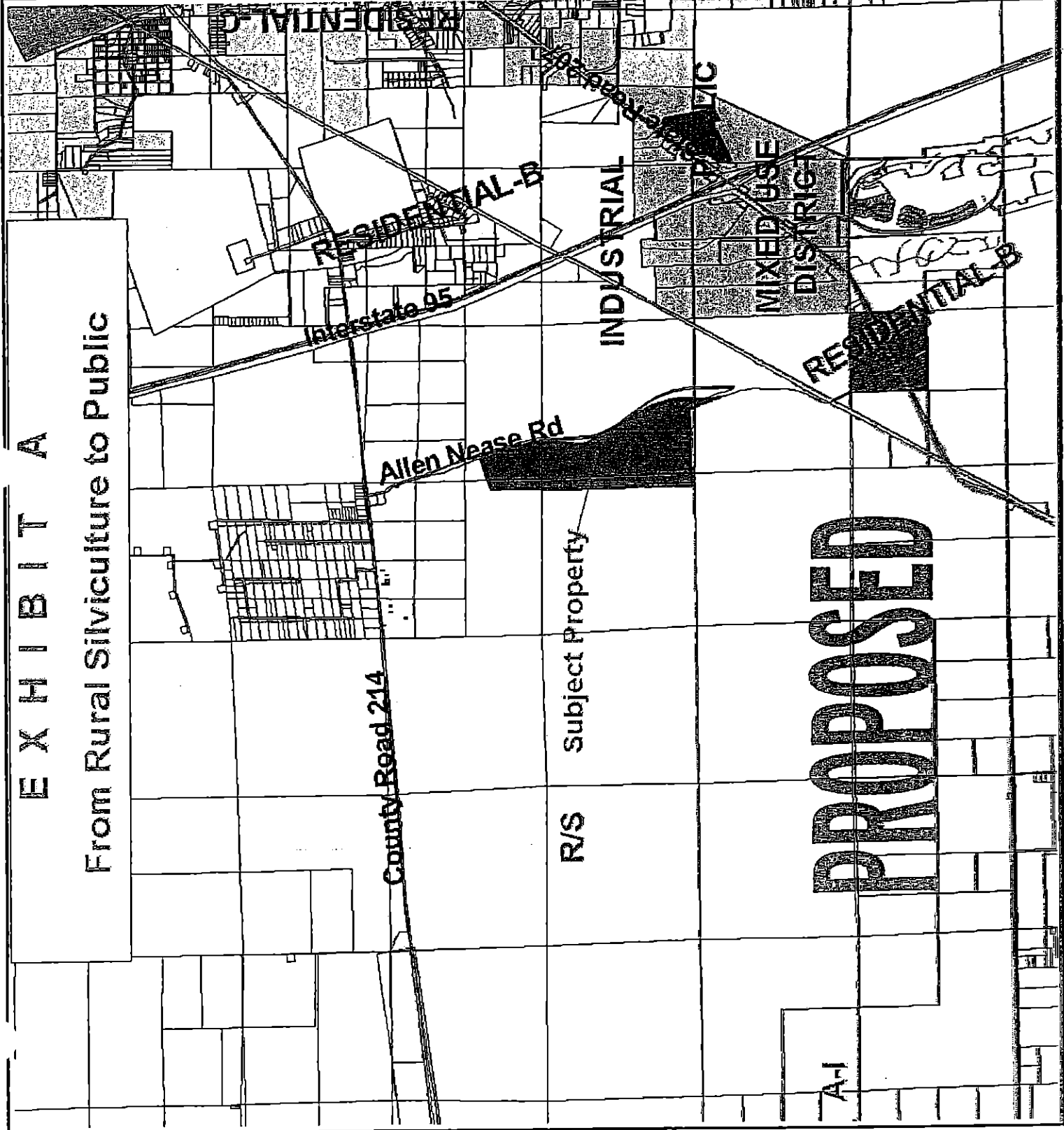
BY:   
Deputy Clerk

**EFFECTIVE DATE: 01/20/05**



# EXHIBIT A

## From Rural Silviculture to Public



### Future Land Use Map

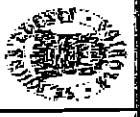


Map Prepared: Oct 23, 2003  
\*Depicts General Project Boundaries

### Comprehensive Plan Amendment

### For Public Site #12

FILE: 136426-0000&101650-0000  
St. Johns County Ord # 2004-



St. Johns County  
Growth Mgmt. Sv  
Planning Division

EXHIBIT A

Parcel One

A parcel of land in Section 32, Township 7 South, Range 29 East and Section 5, Township 8 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

Beginning at the southwest corner of aforesaid Section 32, thence north along the west line of said Section 32, a distance of 1759.65 feet; thence north 70 degrees 05 minutes 40 seconds east, 866.18 feet to the westerly right of way line of a 60 foot road, also known as Allen Nease Road; thence south 16 degrees 41 minutes 35 seconds east, along said westerly right of way line, 1532.64 feet to the beginning of a curve of radius 3270 feet, concave to the west, said curve being the continuation of said westerly right of way line of a 60 foot road; thence southerly along said curve to the right, through a central angle of 28 degrees 05 minutes 00 seconds 1602.78 feet to a point of tangency; thence south 11 degrees 23 minutes 25 seconds west, continuing along said westerly right of way line, 230.30 feet to the beginning of a curve of radius 830 feet, concave to the east, said curve also being the continuation of said westerly right of way line; thence southerly along said curve to the left, through a central angle of 40 degrees 51 minutes 00 seconds, 591.76 feet to a point of tangency; thence south 29 degrees 27 minutes 35 seconds east, continuing along said westerly right of way line, 583.13 feet; thence south 66 degrees 40 minutes 40 seconds west, 1808.09 feet to the west line of aforesaid section 5; thence north along said west line Section 5, a distance of 3020.02 feet to the point of beginning; containing 136.55 acres more or less.

Parcel Two

A parcel of land in Section 5, Township 8 South, Range 29 East, St. Johns County, Florida, lying westerly of Allen Nease Road and being more particularly described as follows: Commence at a concrete monument marking the northeast corner of Section 31, Township 7 South, Range 29 East; thence south 82 degrees west, 449.0 feet along the north line of said Section 31; thence south 8 degrees 33 minutes 51 seconds east, 133.53 feet to an iron pipe being in the southerly right of way line of State Road 214, an 80 foot right of way as now established; thence running along said right of way line north 83 degrees 48 minutes 55 seconds east a distance of 30.00 feet to the point of beginning; thence south 9 degrees 45 minutes 10 seconds east a distance of 501.77 feet to the point of commencement of a curve concave to the northeast and having a radius of 500 feet and a central angle of 33 degrees 50 minutes 40 seconds; thence along the arc of said curve a distance of 295.35 feet, said curve being subtended by a chord bearing of south 26 degrees 40 minutes 30 seconds east and a chord distance of 291.07 feet to the point of tangency; thence south 43 degrees 35 minutes 50 seconds east, 30.01 feet to the point of commencement of a curve concave to the southwest and having a radius of 500 feet and a central angle of 27 degrees 11 minutes; thence along the arc of said curve a distance of 237.22 feet said curve being subtended by a chord bearing south 30 degrees 00 minutes 2 seconds east and a chord distance of 235.00 feet to the point of tangency; thence south 16

degrees 24 minutes 50 seconds east, 1178.96 feet to the point of commencement of a curve concave to the southwest and having a radius of 1000 feet and a central angle of 9 degrees 15 minutes 30 seconds; thence along the arc of said curve a distance of 161.59 feet, said curve being subtended by a chord bearing south 11 degrees 47 minutes 05 seconds east and a chord distance of 161.41 feet to the point of tangency; thence south 7 degrees 09 minutes 20 seconds east, 132.00 feet to the point of commencement of a curve concave to the northeast and having a radius of 1000 feet and a central angle of 14 degrees 15 minutes 50 seconds; thence along the arc of said curve a distance of 248.95 feet, said curve being subtended by a chord bearing south 14 degrees 17 minutes 15 seconds east and a chord distance of 248.31 feet to the point of tangency; thence south 21 degrees 25 minutes 10 seconds east, 820.73 feet to the point of commencement of a curve, said curve having a radius of 3500 feet and a central angle of 4 degrees 43 minutes 35 seconds; thence along the arc of said curve a distance of 288.72 feet, said curve being subtended by a chord bearing of south 19 degrees 03 minutes 22.5 seconds east, and a chord distance of 288.64 feet to the point of tangency; thence south 16 degrees 41 minutes 35 seconds east, 1693.23 feet to the point of commencement of a curve concave to the southwest and having a radius of 3300 feet and a central angle of 28 degrees 05 minutes 00 seconds; thence along the arc of said curve a distance of 1617.48 feet, said curve being subtended by a chord bearing of south 2 degrees 39 minutes 05 seconds east and a chord distance of 1601.34 feet to the point of tangency; thence south 11 degrees 23 minutes 25 seconds west a distance of 230.30 feet to the point of commencement of a curve concave to the northeast and having a radius of 800 feet and a central angle of 40 degrees 51 minutes 00 seconds; thence along the arc of said curve a distance of 570.37 feet, said curve being subtended by a chord bearing south 9 degrees 02 minutes 05 seconds east and a chord distance of 558.37 feet to the point of tangency; thence south 29 degrees 27 minutes 35 seconds east a distance of 583.13 feet; thence south 60 degrees 12 minutes 49 seconds west, 30 feet to the point of beginning, said point lying on the westerly right of way line of Allen Nease Road (Formerly Tillman Ridge Road) as now established for a 60 feet right of way; thence south 66 degrees 40 minutes 40 seconds west, 1811.44 feet to the west line of said section 5 as established by Ricardo Edralin, Registered Surveyor No. 3274FL; thence due South on said west line 2210.47 feet to the southwest corner of said Section 5 as established by Ricardo Edralin, thence due east along the south line of said Section 5, 2414.18 feet to the westerly right of way line of Allen Nease Road; thence along said westerly right of way line for the next 5 courses; thence north 18 degrees 55 minutes 45 seconds west, 617.94 feet to the point of commencement of a curve to the right having a radius, chord and chord bearing of 1530 feet, 532.02 feet and north 8 degrees 55 minutes 00 seconds west; thence around the arc of said curve 534.74 feet to the point of tangency of said curve; thence north 1 degree 05 minutes 45 seconds east, 419.40 feet to the point of commencement of a curve to the left having a radius, chord and chord bearing of 1970 feet, 1039.25 feet and north 14 degrees 11 minutes 52 seconds west; thence around the arc of said curve, 1051.69 feet to the point of tangency of said curve; thence north 29 degrees 29 minutes 30 seconds west to the point of beginning. Said parcel contains 125.65 acres.

### Parcel Three

A parcel of land in Section 5, Township 8 South, Range 29 East, St. Johns County, Florida and being more particularly described as: Commence at the southwest corner of Section 5, Township 8 South, Range 29 East as established by Ricardo Edralin, Registered Surveyor No. 3274FL; thence north 2210.47 feet; thence north 66 degrees 40 minutes 40 seconds east 1811.44 feet; thence 29 degrees 29 minutes 30 seconds east 938.74 feet to the point of beginning; said point being a point on a curve to the right having a radius, chord and chord bearing of 2030 feet, 586.38 feet and south 7 degrees 12 minutes 55 seconds east, thence along the arc of said curve 588.94 feet; thence south 1 degree 05 minutes 45 seconds west 419.90 feet to the point of commencement of a curve to the left, said curve having a radius, chord and chord bearing of 1470 feet, 511.16 feet and south 8 degrees 55 minutes 00 seconds east, thence along the arc of said curve 513.77 feet; thence south 18 degrees 55 minutes 45 seconds east, 1455.97 feet to a point on a curve to the right said curve being nontangent with the last call and having a radius, chord and chord bearing of 1939.86 feet, 193.33 feet and north 1 degree 47 minutes 07 seconds west; thence along the arc of said curve 193.41 feet; thence north 1 degree 04 minutes 15 seconds east 845.29 feet to the point of commencement of a curve to the left, said curve having a radius, chord and chord bearing of 1879.90 feet, 503.23 feet and north 6 degrees 37 minutes 15 seconds west; thence along the arc of said curve 504.74 feet; thence north 14 degrees 18 minutes 46 seconds west, 387.84 feet to the point of commencement of a curve to the left, said curve having a radius, chord and chord bearing of 1879.86 feet, 496.56 feet and north 21 degrees 54 minutes 08 seconds west; thence along the arc of said curve 498.02 feet; thence north 29 degrees 29 minutes 30 seconds west 584.76 feet to the point of beginning. Said parcel containing 17.60 acres.

### Parcel Four

A 300 foot wide strip of land in Section 31, Township 7 South, Range 29 East and Section 6, Township 8 South, Range 29 East lying westerly of the existing Tillman Ridge Landfill and the proposed southerly extension of same, and being more particularly described as follows: Commence at a concrete monument marking the northeast corner of Section 31, Township 7 South, Range 29 East, thence south 82 degrees west, 449.0 feet along the north line of said Section 31; thence south 8 degrees 33 minutes 51 seconds east, 133.53 feet to an iron pipe being the southerly right of way line of State Road 214, an 80 foot right of way as now established; thence running along said right of way line north 83 degrees 48 minutes 55 seconds east a distance of 30.00 feet to the point of beginning; thence south 9 degrees 45 minutes 10 seconds east a distance of 501.77 feet to the point of commencement of a curve concave to the northeast and having a radius of 500 feet and a central angle of 33 degrees 50 minutes 40 seconds; thence along the arc of said curve a distance of 295.35 feet, said curve being subtended by a chord bearing of south 26 degrees 40 minutes 30 seconds east and a chord central angle of 33 degrees 50 minutes 40 seconds; thence along the arc of said curve a distance of 295.35 feet, said curve being subtended by a chord bearing of south 26 degrees 40 minutes 30 seconds east

and a chord distance of 291.07 feet to the point of tangency; thence south 43 degrees 35 minutes 50 seconds east, 30.01 feet to the point of commencement of a curve concave to the southwest and having a radius of 500 feet and a central angle of 27 degrees 11 minutes; thence along the arc of said curve a distance of 237.22 feet, said curve being subtended by a chord bearing south 30 degrees 00 minutes 20 seconds east and a chord distance of 235.00 feet to the point of tangency thence south 16 degrees 24 minutes 50 seconds east, 1178.96 feet to the point of commencement of a curve concave to the southwest and having a radius of 1000 feet and a central angle of 9 degrees 15 minutes 30 seconds; thence along the arc of said curve a distance of 161.59 feet, said curve being subtended by a chord bearing south 11 degrees 47 minutes 05 seconds east and a chord distance of 161.41 feet to the point of tangency; thence 87 degrees 09 minutes 20 seconds east, 132.00 feet to the point of commencement of a curve concave to the northeast and having a radius of 1000 feet and a central angle of 14 degrees 15 minutes 50 seconds; thence along the arc of said curve a distance of 248.95 feet, said curve being subtended by a chord bearing south 14 degrees 17 minutes 15 seconds east and a chord distance of 248.31 feet to the point of tangency; thence south 21 degrees 25 minutes 10 seconds east, 820.73 feet to the point of commencement of a curve, said curve having a radius of 3500 feet and a central angle of 40 degrees 43 minutes 35 seconds; thence along the arc of said curve a distance of 288.72 feet, said curve being subtended by a chord bearing of south 19 degrees 03 minutes 22 .5 seconds east, and a chord distance of 288.64 feet to the point of tangency; thence south 16 degrees 41 minutes 35 seconds east, 1693.23 feet to the point of commencement of a curve concave to the southwest and having a radius of 3300 feet and a central angle of 28 degrees 05 minutes 00 seconds; thence along the arc of said curve a distance of 1617.48 feet, said curve being subtended by a chord bearing of south 2 degrees 23 minutes 05 seconds east and a chord distance of 1601.34 feet to the point of tangency; thence south 11 degrees 23 minutes 25 seconds west a distance of 230.30 feet to the point of commencement of a curve concave to the northeast and having a radius of 800 feet and a central angle of 40 degrees 51 minutes 00 seconds thence along the arc of said curve a distance of 570.37 feet, said curve being subtended by a chord bearing south 9 degrees 02 minutes 05 east and a chord distance of 558.37 feet to the point of tangency; thence south 29 degrees 27 minutes 35 seconds east a distance of 583.13 feet; thence south 60 degrees 12 minutes 49 seconds west, 30 feet to the westerly right of way line of Allen Nease Road (Formerly Tillman Ridge Road) as now established for a 60 foot right of way; thence south 66 degrees 40 minutes 40 seconds west, 1811.44 feet to the east line of said Section 6 as established by Ricardo Edralin, Registered Surveyor No. 3274FL; thence due south on said east line, 2210.47 feet to the southeast corner of said Section 6 as established by Ricardo Edralin, said corner being the point of beginning; thence due west 300 feet on the south line of said Section 6; thence due north on a line 300 feet distance and parallel to the east line of said Section 6 and said Section 31, 6883.53 feet; thence north 70 degrees 05 minutes 40 seconds east, 319.06 feet to the east line of said Section 31; thence due south, 6992.16 feet along said east line of said Section 31 and said Section 6 to the Point of Beginning. Said parcel contains 47.78 acres.

Parcel Five

A portion of land lying in Section 31, Township 7 South, Range 29 East and Section 6, Township 8 South, Range 29 East, all being in St. Johns County, Florida and being more particularly described as follows: For a point of reference, commence at a 5/8" iron rod, LS 3674, said iron rod being the southeast corner of said Section 6 as established by Ricardo Edralin, Registered Surveyor No. 3274, said point also being the southeast corner of those lands as intended to be described in a "300.00 foot buffer strip", Official Records Book 797, Page 362 as recorded in the Public Records of said County; thence south 90 degrees 00 minutes 00 seconds west along the south line of said lands as intended to be described in Official Records Book 797, Page 362, a distance of 300.00 feet to a 4" x 4" concrete monument, no identification, said concrete monument being the southwest corner of said lands as intended to be described in Official Records Book 797, Page 362, and the point of beginning; thence south 90 degrees 00 minutes 00 seconds west, along the westerly extension of said south line of those lands as intended to be described in Official Records Book 797, Page 362, a distance of 600.00 feet to a set 1/2" iron pipe, LB 6824; thence north 00 degrees 00 minutes 00 seconds east, a distance of 6666.27 feet to a set 1/2" iron pipe, "LB 6824", said point lying on the westerly extension of the northerly line of said lands as intended to be described in Official Records Book 797, Page 362, thence north 70 degrees 05 minutes 40 seconds east along said westerly extension of said northerly line of those lands as intended to be described in Official Records Book 797, Page 362, a distance of 638.12 feet to a set 1/2" iron pipe, LB 6824; thence south 00 degrees 00 minutes 00 seconds east, along the west line of said lands as intended to be described in Official Records Book 797, Page 362, a distance of 6883.53 feet to the point of beginning.



13

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 **CHARLES BARRETT**  
who on oath says that he 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 **DISPLAY ADVERTISEMENT**  
in matter **NOTICE OF PUBLIC HEARING**  
was published in said newspaper in the issues of

**OCTOBER 6, 2004**

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 **OCTOBER, 2004.**

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

*Patricia A. Bergquist*

(Signature of Notary Public)



Patricia A. Bergquist  
My Commission DD275991  
Expires December 18, 2007

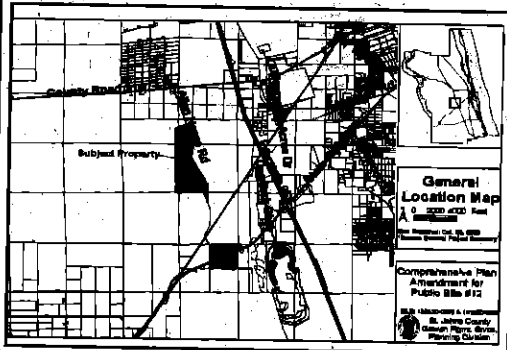
(Seal)

PATRICIA A. BERGQUIST

13

# NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF 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 RURAL SILVICULTURE (R/S) TO PUBLIC (P) FOR PROPERTY LOCATED ON THE WEST SIDE OF ALLEN NEASE ROAD APPROXIMATELY ¼ MILE SOUTH OF COUNTY ROAD 214; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE.



NOTICE IS HEREBY GIVEN that the St. Johns County Planning and Zoning Agency at its regular meeting, **Thursday, October 21, 2004 at 1:30 p.m.**, and the St. Johns County Commissioners on **Wednesday,**

**November 3, 2004 at 9:00 a.m.** will hold a public hearing to consider adoption of a proposed amendment to the St. Johns County 2015 Future Land Use Map. Said hearings will be held in the County Auditorium, County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida. All interested parties may appear at the public hearings to be heard regarding the proposed amendment.

A complete description is available in the St. Johns County Planning Office. See map generally depicting the location. The amendment proposes to change the Future Land Use Map designation of the Rural Silviculture (R/S) to Public (P) for Public Site #12.

**It should be noted the Board of County Commissioners may consider one or more amendments to the Goals, Objectives and Policies of the 2015 Comprehensive Plan as appropriate relating to this request.**

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 a verbatim record of the proceedings are made, which record 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 or an interpreter to participate in this proceeding should contact ADA Coordinator, at (904) 823-2501 at the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, 32095 For hearing impaired individuals, call 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.

PLANNING AND ZONING AGENCY ST. JOHNS COUNTY, FLORIDA ROBERT TAYLOR, CHAIR	BOARD OF COUNTY COMMISSION ST. JOHNS COUNTY, FLORIDA KAREN STERN, CHAIR
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