

ORDINANCE NO. 2005 - 24

**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 RESIDENTIAL DENSITY - C FOR PROPERTY LOCATED ON TWENTY MILE ROAD APPROXIMATELY ¾ MILE NORTH OF PALM VALLEY ROAD (CR 210 EAST); 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) Residential Density - C, for property located on Twenty Mile Road approximately ¾ mile north of Palm Valley Road (CR 210 East), as shown on **EXHIBITS A and B**; 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 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, 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 9<sup>th</sup> DAY OF March 2005.**

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

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

RENDITION DATE 03/10/05

ATTEST: Cheryl Strickland, Clerk

BY: Yvonne King  
Deputy Clerk

EFFECTIVE DATE: 05/20/05



**EXHIBIT A**  
From Rural Silviculture  
to Residential-c

**RURAL  
SILVICULTURE**

**NEW TOWN**

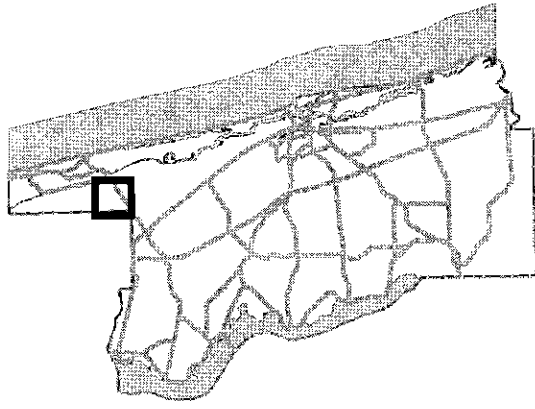
Proposed  
2015 Future Land Use  
**RESIDENTIAL-C**



**Palm Valley Rd (CR 210 East)**

**PARKS AND  
OPEN SPACE**

**RURAL SILVICULTURE**



**PROPOSED FUTURE  
LANDUSE MAP**



Map Prepared: 10/4/2004

\*Depicts General Project Boundary

**Comprehensive Plan  
Amendment for  
20 MILE PARCEL**

File: CPA-2004-04

St. Johns County  
Growth Mgmt. Svcs.  
Planning Division





Robert M. Angas Associates, Inc.  
Land Surveyors, Planners and Civil Engineers  
Since 1924

14775 St. Augustine Road  
Jacksonville, FL 32258  
Tel: (904) 642-8550  
Fax: (904) 642-4165

March 1, 2005  
**Nocatee**

Work Order No. 05-052.00  
File No. 117F-32(a)

**EXHIBIT B**  
**Twenty-Mile Parcels**

All of the Northeasterly (1/4) one-quarter of the Southeasterly (1/4) one-quarter of Section 30, Township 4 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northwestern corner of said Section 30, thence South  $01^{\circ}03'55''$  East, along the Westerly line of said Section 30, a distance of 2662.06 feet; thence North  $88^{\circ}41'00''$  East, departing said Westerly line, 4023.82 feet to the Point of Beginning.

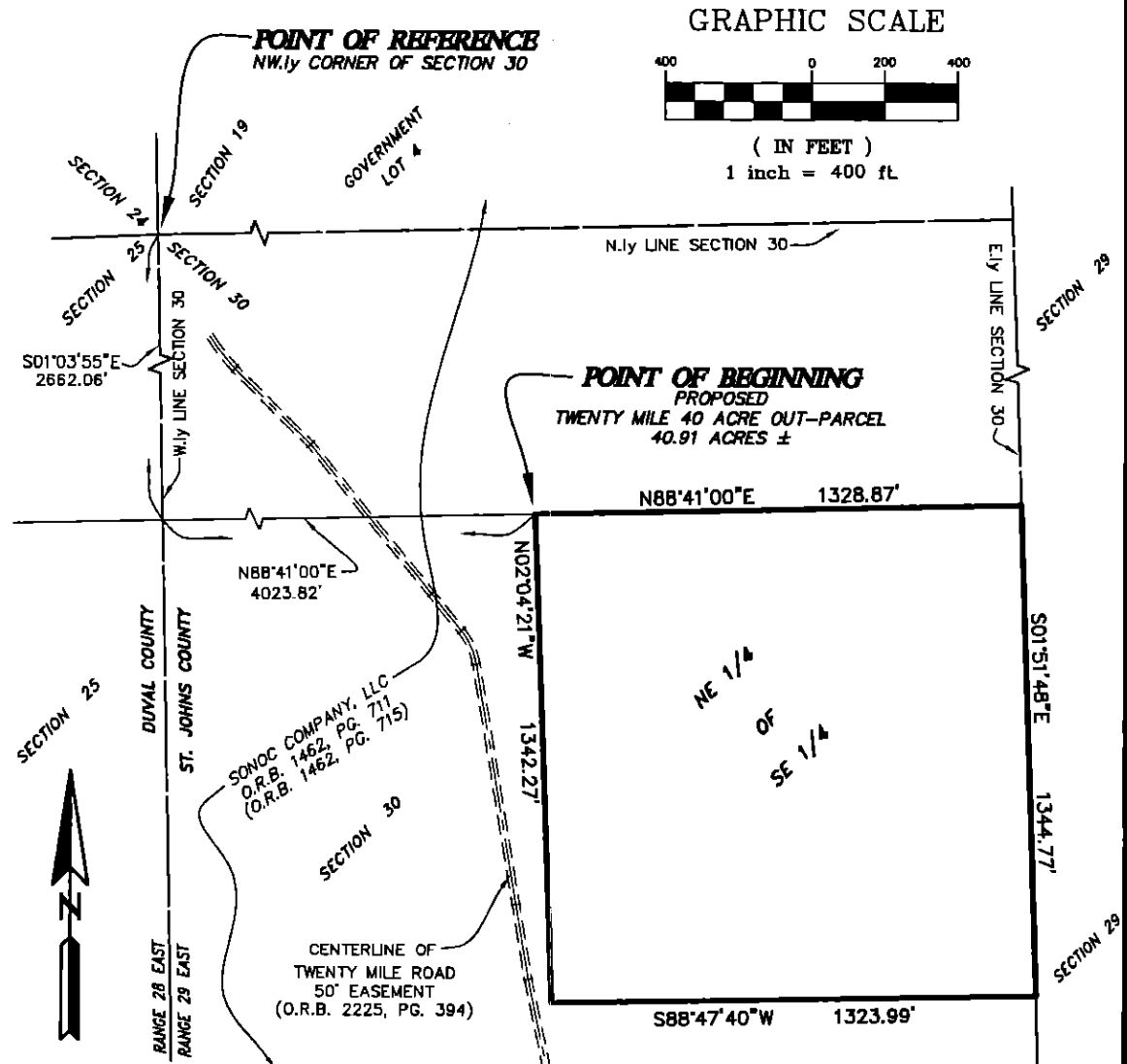
From said Point of Beginning, thence continue North  $88^{\circ}41'00''$  East, 1328.87 feet to a point lying on the Easterly line of said Section 30; thence South  $01^{\circ}51'48''$  East, along said Easterly line, 1344.77 feet; thence South  $88^{\circ}47'40''$  West, departing said Easterly line, 1323.99 feet; thence North  $02^{\circ}04'21''$  West, 1342.27 feet to the Point of Beginning.

Containing 40.91 acres, more or less.

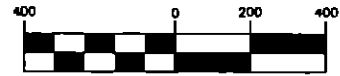
This parcel wholly contains the following lands described and recorded in the Public Records of said county: Official Records Book 719, page 1944; Official Records Book 719, page 2031; Official Records Book 835, page 967; Official Records Book 860, page 66; Official Records Book 916, page 901; Official Records Book 1213, page 207; Official Records Book 1213, page 209; Official Records Book 1357, page 1448; Official Records Book 1424, page 1310; Official Records Book 1446, page 149; Official Records Book 1782, page 450; Official Records Book 1939, page 1031 and Official Records Book 2229, page 212.

# SKETCH TO ACCOMPANY DESCRIPTION

ALL OF THE NORTHEASTERLY (1/4) ONE-QUARTER OF  
 THE SOUTHEASTERLY (1/4) ONE-QUARTER OF SECTION  
 30, TOWNSHIP 4 SOUTH, RANGE 29 EAST,  
 ST. JOHNS COUNTY, FLORIDA,  
 BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



GRAPHIC SCALE



( IN FEET )  
 1 inch = 400 ft

THIS PARCEL WHOLLY CONTAINS THE FOLLOWING LANDS DESCRIBED AND RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY: OFFICIAL RECORDS BOOK 719, PAGE 1944; OFFICIAL RECORDS BOOK 719, PAGE 2031; OFFICIAL RECORDS BOOK 835, PAGE 967; OFFICIAL RECORDS BOOK 860, PAGE 66; OFFICIAL RECORDS BOOK 918, PAGE 901; OFFICIAL RECORDS BOOK 1213, PAGE 207; OFFICIAL RECORDS BOOK 1213, PAGE 209; OFFICIAL RECORDS BOOK 1357, PAGE 1448; OFFICIAL RECORDS BOOK 1424, PAGE 1310; OFFICIAL RECORDS BOOK 1446, PAGE 149; OFFICIAL RECORDS BOOK 1782, PAGE 450; OFFICIAL RECORDS BOOK 1939, PAGE 1031 AND OFFICIAL RECORDS BOOK 2229, PAGE 212.

**LEGEND**

O.R.B. OFFICIAL RECORDS BOOK  
 PG. PAGE

**NOTES**

- 1) THIS IS NOT A SURVEY.
- 2) BEARINGS BASED ON THE WESTERLY LINE OF SECTION 30 AS BEING SOUTH 01°03'55" EAST.



**Robert M. Angas Associates, inc.**  
 LAND SURVEYORS, PLANNERS AND CIVIL ENGINEERS  
 SINCE 1924

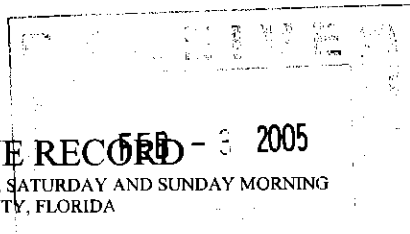
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

14775 St. Augustine Road, Jacksonville, FL. 32258 Tel: (904) 642-8550  
 Certificate of Authorization No.: LB 3624

*Joseph Leslie Reynolds, III*  
 JOSEPH LESLIE REYNOLDS, III  
 PROFESSIONAL SURVEYOR AND MAPPER  
 STATE OF FLORIDA LS No. 5517

SCALE: 1" = 400' DATE: MARCH 1, 2005

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COPY OF ADVERTISEMENT

**THE ST. AUGUSTINE RECORD - 3 2005**

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 the matter of **AMMENDING 2015 COMPREHENSIVE PLAN ORD #2000-34**  
was published in said newspaper in the issues of  
**FEBRUARY 1, 2005.**

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 **2ND** day of **FEBRUARY**, **2005.**

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

*Patricia A. Bergquist*  
(Signature of Notary Public)



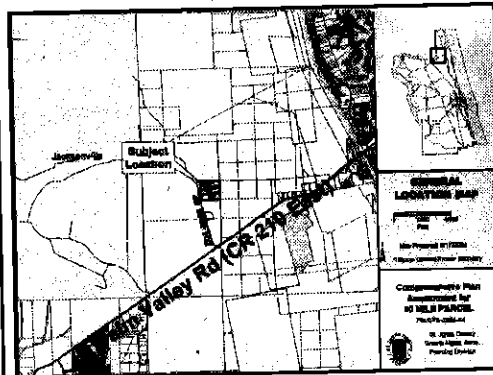
Patricia A. Bergquist  
My Commission #D275691  
Expires December 18, 2007

(Seal)

PATRICIA A. BERGQUIST

**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 RESIDENTIAL DENSITY-C FOR PROPERTY LOCATED ON TWENTY MILE ROAD, APPROXIMATELY 3/4 MILE NORTH OF PALM VALLEY ROAD (CR 210 EAST); 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 on Thursday, February 17, 2005, at 1:30 p.m., and the St. Johns County Board of County Commissioners, on Wednesday, March 9, 2005 at 9:00 a.m., will hold public hearing to consider adoption of 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 hearings to be heard regarding the proposed amendment.



The subject property is approximately 40 acres and is located north of Palm Valley Road, east of Twenty Mile Road. 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 from Rural Silviculture (RS) to Residential-C.

The proposed amendment is known as File Number COMPAMD 2004-04 20 Mile Parcels, 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 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 County's ADA Coordinator, at (904) 823-2235 at the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, 32085 For hearing impaired individuals, call Florida Relay Service at 1-800-955-8770, no later than 5 days prior to the date of this meeting.

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  
RONALD S. SCHUMAKER, CHAIR  
File Number: COMPAMD 2004-04 20 Mile Parcels

BOARD OF COUNTY COMMISSION  
ST. JOHNS COUNTY, FLORIDA  
BRUCE A. MAGUIRE, CHAIR