

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING THE 2015 COMPREHENSIVE PLAN, ORDINANCE NO. 2000-34, AS AMENDED, TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM SAINT JOHNS DRI TO RURAL/SILVICULTURE FOR PARCEL NO. 027870-0050, 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, Sections 163.3184, 163.3187 and 163.3189 Florida Statutes provides the process for the adoption of Comprehensive Plan amendments.

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 Saint Johns DRI to Rural/Silviculture for Parcel No. 027870-0050, 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.

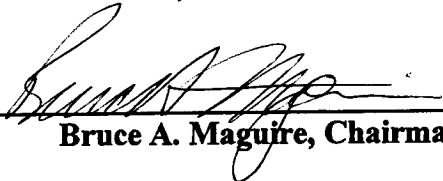
SECTION 3. Should any section, subsection, sentence, clause, phrase, or portion of this Ordinance be held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and shall not effect the validity of the remaining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

SECTION 4. 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 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.

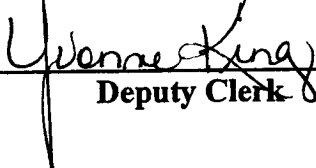
PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 9th **DAY OF** August, 2005.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

BY: 
Bruce A. Maguire, Chairman

RENDITION DATE 08/11/05

ATTEST: Cheryl Strickland, Clerk

BY: 
Deputy Clerk

EFFECTIVE DATE: 09/09/05

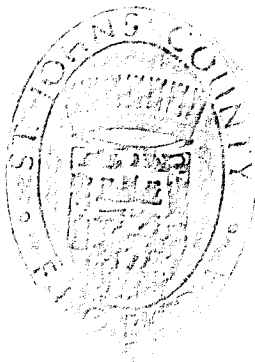
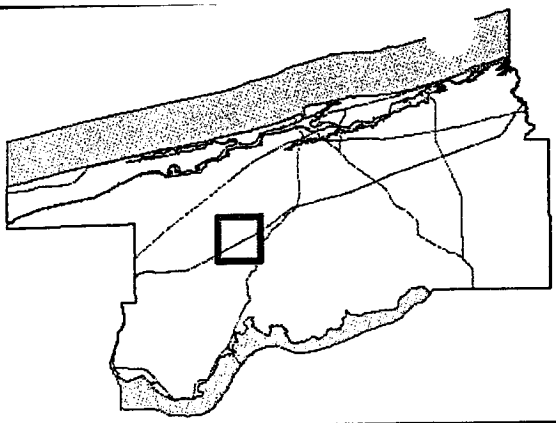
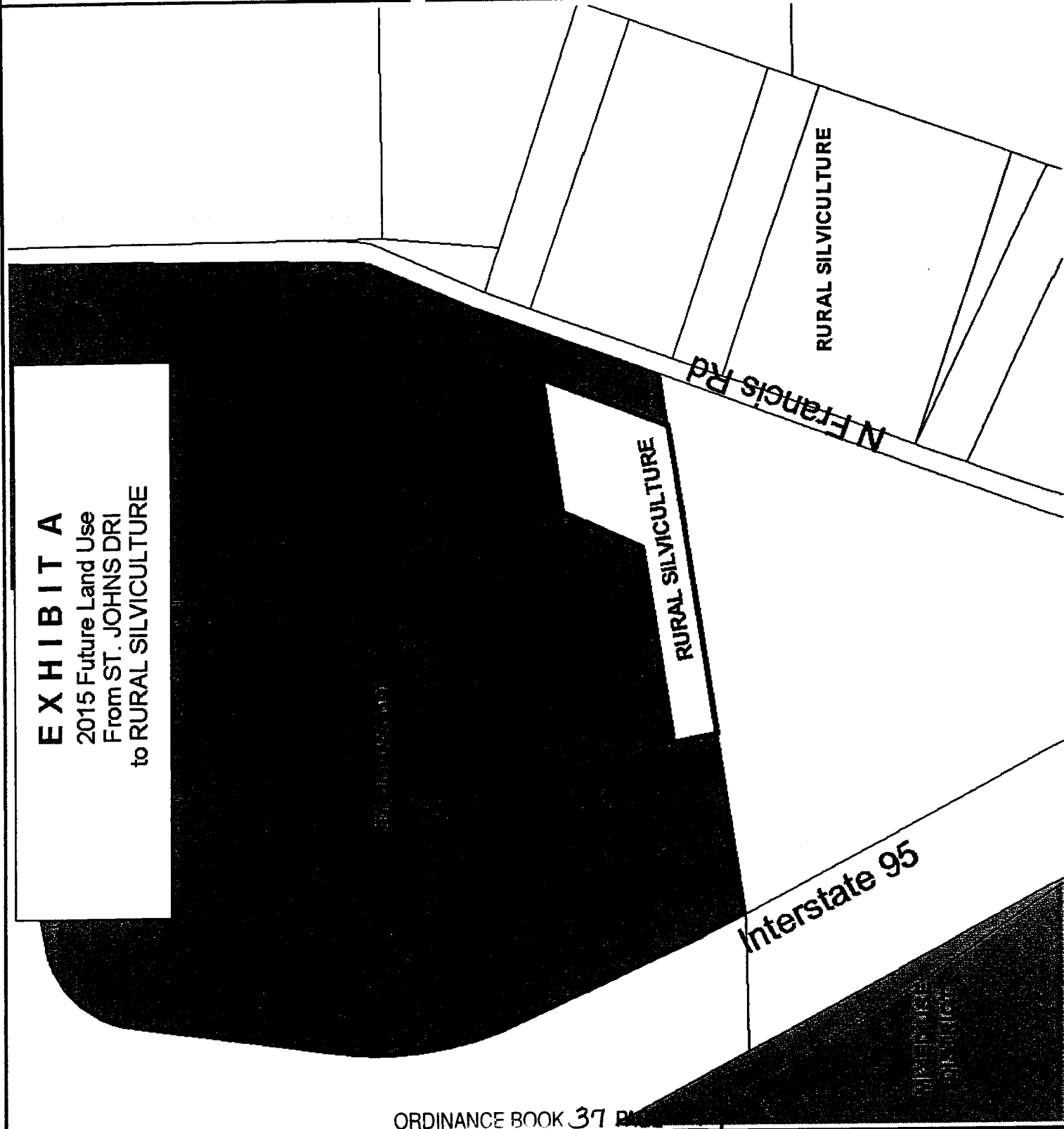


EXHIBIT A

2015 Future Land Use
From ST. JOHNS DRI
to RURAL SILVICULTURE



Proposed Future Land Use Map

N 0 200 400 Feet

Map Prepared: Jan 04, 2005
*Depicts General Project Bound...

WOLFE PARCEL 027870-0050

FILE: WOLFE PARCEL



St. Johns County
Growth Mgmt. Svcs
Planning Division

THIS INDENTURE, Made this 7th day of November, 1983, by and between VIRGIE P. WOLFE, single; of the County of St. Johns, in the State of Florida, party of the first part, and CHARLES C. WOLFE, whose post office address is: 211 Inlet Dr., St. Augustine, Florida 32084, of the County of St. Johns, in the State of Florida, party of the second part,

WITNESSETH: That the said party of the first part, for and in consideration of the sum of Ten and no/100 Dollars, and other valuable considerations, lawful money of the United States of America, to her in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to the said party of the second part, his heirs and assigns forever, the following described land in St. Johns County, Florida, to-wit:

All of fractional Section Fourteen (14), Township Six (6) South, Range Twenty-eight (28) East, in St. Johns County, Florida, except part of Lot 3 Northwest of Nine Mile Road conveyed to Cummer Line and Manufacturing Company in Deed Book 199, at Page 518, except lands East of Francis Road conveyed to Verle A. Pope Agency, Inc. in Deed Book 261 at Page 217, and except 4 acres in R/W of I-95.

All that part of Lot One (1) lying West of the Center line of that certain road known as "Freddie Francis Road," East of Nine Mile Road in the Antonio Huertas Grant known as Section Thirty-eight (38), Township Six (6) South, Range Twenty-eight (28) East, in St. Johns County, Florida, lying East of R/W of I-95; except part conveyed to Charles C. Wolfe, et ux by deed recorded in Official Records Book 150 at Page 306; and, except part conveyed to Julie Langston by deed recorded in Official Records Book 254 at page 485.

TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto the said party of the second part, his heirs and assigns, in fee simple forever.

IN WITNESS WHEREOF, the said party of the first part has executed this deed under seal on the date aforesaid.

Signed sealed and delivered in the presence of:

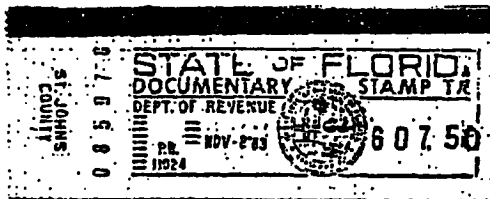
[Handwritten signatures of witnesses]

Virgie P. Wolfe (SEAL)
Virgie P. Wolfe

STATE OF FLORIDA
COUNTY OF ST. JOHNS

I HEREBY CERTIFY, That on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to

THIS INSTRUMENT PREPARED BY:
John Arthur Jones of
Holland & Knight
Post Office Box 1288
Tampa, Florida 33601



take acknowledgments, personally appeared VIRGIE P. WOLFE, single, to me known to be the person described in and who executed the foregoing instrument, and she acknowledged before me that she executed the same as her free act and deed for the uses and purposes therein stated.

WITNESS my hand and official seal in the County and State last aforesaid this 7th day of November, 1983.



James L. Ross
Notary Public, State of Florida
at Large

My commission expires: 6/27/86

FILED AND RECORDED IN
PUBLIC RECORDS OF
ST. JOHN'S COUNTY, FLA.

1983 NOV -8 PM 2:07

Paul "Bud" Munkel
CLERK OF CIRCUIT COURT

13819-2fsd:7

JUL 27 2005

COPY OF ADVERTISEMENT

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 the matter of **NOTICE OF PUBLIC HEARING**
was published in said newspaper in the issues of
JULY 25, 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
he 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 **25TH** day of **JULY, 2005.**

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

Patricia A. Bergquist



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

(Signature of Notary Public)

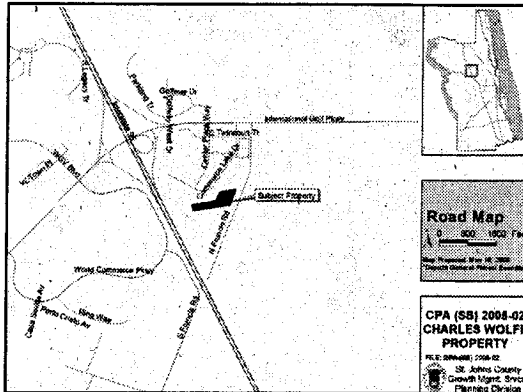
(Seal)

PATRICIA A. BERGQUIST

NOTICE OF PUBLIC HEARING

TO CONSIDER ADOPTION OF A PROPOSED SMALL SCALE AMENDMENT TO THE FUTURE LAND USE MAP OF THE ST. JOHNS COUNTY 2015 COMPREHENSIVE PLAN.

NOTICE IS HEREBY GIVEN that a public hearing will be held on Tuesday, August 9, 2005 at 9:00 a.m. by the St. Johns County Board of County Commissioners, to consider 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.



The subject property is 6 acres and is located East of I-95, west of North Francis Rd., directly south and adjacent to Saint Johns DRI at Commerce Lake Dr. 1-2E Antonio Huer-

tas Grant Sub. Pt. of Sec. 1 Lying NE of Rd-I-95 (Ex. Pt. in OR791/1298) OR 613/426. 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 DRI Saint Johns to Rural/Silviculture.

The proposed amendment is known as File Number CPA(SS) 2005-02 Charles Wolfe Property, and is available for review at the local County Planning Office and Libraries and may be examined by interested parties prior to said public hearings.

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 a special accommodation to participate in the proceedings should contact the ADA Coordinator at (904) 823-2235 at the County Administration Building, 4020 Lewis Speedway, St. Augustine, FL 32085. For hearing impaired individuals, Telecommunications Device for the Deaf (TDD), 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.

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
BRUCE A. MAGUIRE, CHAIRMAN
File Number: CPA(SS) 2005-02 Charles Wolfe Property