

ORDINANCE NO. 2006 - 146

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 AGRICULTURAL-INTENSIVE (A-I) AND RURAL SILVICULTURE (R/S) TO RURAL CENTER DISTRICT (RCD), FOR PROPERTY KNOWN AS WELLS FARM, LOCATED COUNTY ROAD 13, JOE ASHTON ROAD, AND COUNTY ROAD 208; 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 Agricultural-Intensive (A-I) and Rural Silviculture (R/S) to Rural Center District (RCD), for property known as Wells Farm, located on County Road 13, Joe Ashton Road, and County Road 208, as shown on **EXHIBITS A and B**; based on the following Findings of Fact:

- (d) The amendment was fully considered after public hearing pursuant to legal notice duly published as required by law.
- (e) The amendment is consistent with the State Comprehensive Plan, the Northeast Florida Strategic Regional Policy Plan, and Rule 9J-5, Florida Administrative Code.
- (f) 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 15th DAY OF November 2006.

BOARD OF COUNTY COMMISSISONERS OF ST. JOHNS COUNTY, FLORIDA

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

RENDITION DATE 11/16/06

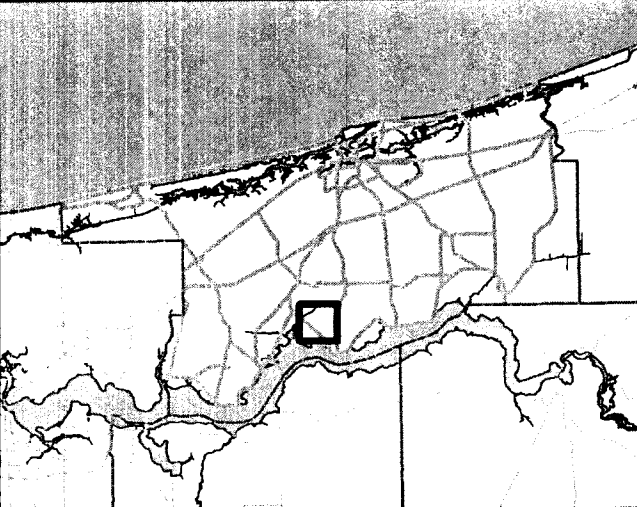
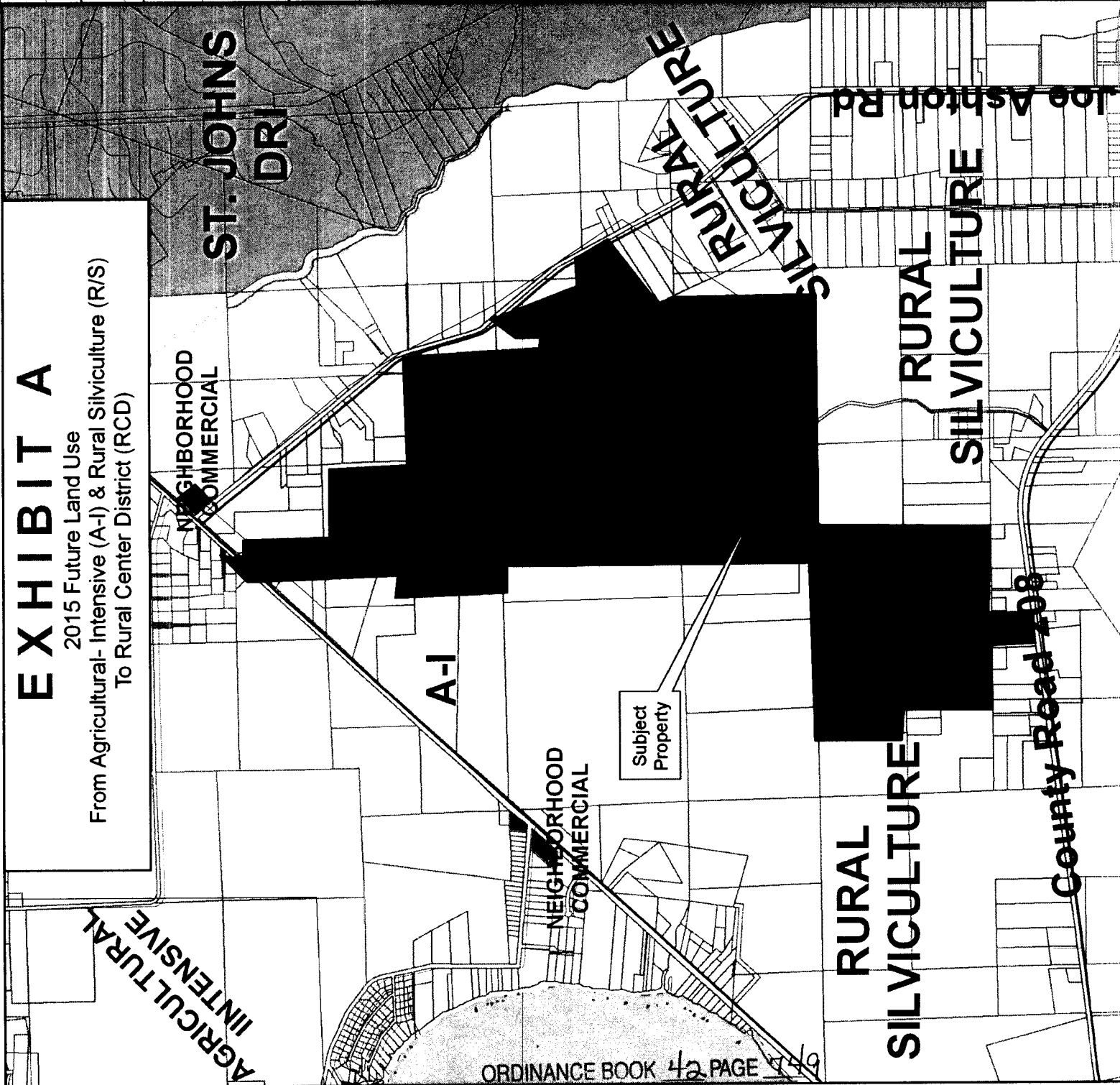
ATTEST: Cheryl Strickland, Clerk

BY: Uwan King
Deputy Clerk

EFFECTIVE DATE: _____

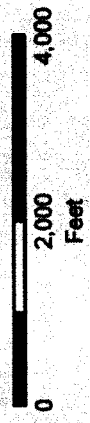
EXHIBIT A

2015 Future Land Use
From Agricultural- Intensive (A-I) & Rural Silviculture (R/S)
To Rural Center District (RCD)



ORDINANCE BOOK 42 PAGE 479

FUTURE LAND USE MAP



Map Prepared: 4/7/2006
*Depicts General Project Boundary

COMPAMD 2006-01

Wells Farm
Rural
Center
ORD # 2006-146

File: COMPAMD 2006-01

St. Johns County
Growth Mgmt. Svcs.
Planning Division

Exhibit "B"

Legal Description for Wells Farm property:

A PORTION OF SECTIONS 25, 28, 35 AND 36, TOWNSHIP 6 SOUTH, AND A PORTION OF SECTIONS 1 AND 2 TOWNSHIP 7 SOUTH, ALL OF RANGE 27 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 1/2 (ONE HALF) OF THE SOUTHWEST 1/4 (ONE QUARTER) OF SAID SECTION 25, LYING SOUTHWESTERLY OF THE JOE ASHTON ROAD, (AS NOW ESTABLISHED), SAID SECTION 25.

TOGETHER WITH:

THE EAST 1/2 (ONE HALF) OF THE SOUTHWEST 1/4 (ONE QUARTER), AND THE EAST 10, (TEN), ACRES OF THE SOUTHWEST 1/4 (ONE QUARTER) OF THE SOUTHWEST 1/4 (ONE QUARTER), ALSO THE WEST 1/2 (ONE HALF) OF THE EAST 1/2 (ONE HALF) OF THE NORTHEAST 1/4 (ONE QUARTER) LYING WEST OF THE LANDS DESCRIBED IN DEED BOOK 33, PAGE 49 AND SOUTHEASTERLY OF COUNTY ROAD 13, ALL LYING IN SAID SECTION 28.

TOGETHER WITH:

THE NORTH 1/2 (ONE HALF) OF THE NORTHWEST 1/4 (ONE QUARTER) LYING SOUTHWEST OF JOE ASHTON ROAD, (AS NOW ESTABLISHED) AND THE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 802, PAGE 851, OF THE PUBLIC RECORDS, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 36, THENCE NORTH 01°28'41" WEST, 2118.86 FEET; THENCE SOUTH 89°52'15" EAST, 2318.76 FEET; THENCE SOUTH 27°28'51" EAST, 1452.23 FEET; THENCE NORTH 58°30'00" EAST, 3.25 FEET; THENCE SOUTH 28°25'43" EAST, 165.14 FEET; THENCE SOUTH 52°22'14" WEST, 388.55 FEET; THENCE SOUTH 00°26'43" WEST, 437.47 FEET; THENCE SOUTH 89°58'26" WEST, 2898.84 FEET TO THE POINT OF BEGINNING, ALSO THE SOUTH 1/2 (ONE HALF) OF THE NORTH 1/2 (ONE HALF), LYING SOUTHWESTERLY OF JOE ASHTON ROAD, BEING BOUNDED ON THE SOUTHEAST BY THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 1653, PAGE 706, ALL LYING IN SAID SECTION 36.

TOGETHER WITH:

THE EAST 1/2 OF THE NORTHEAST 1/4 (ONE QUARTER), AND ALL OF GOVERNMENT LOT 1, ALL LYING IN SAID SECTION 35.

TOGETHER WITH:

THE NORTH 1/2 (ONE HALF) OF THE NORTHWEST 1/4 (ONE QUARTER), OF SAID SECTION 1.

TOGETHER WITH:

THE WEST 1/4 (ONE QUARTER) OF THE SOUTHWEST 1/4 (ONE QUARTER) OF THE NORTHEAST 1/4 (ONE QUARTER), AND THE SOUTHWEST 1/4 (ONE QUARTER) OF THE NORTHWEST 1/4 (ONE QUARTER), AND THE SOUTHWEST 1/4 (ONE QUARTER) OF THE NORTHEAST 1/4 (ONE QUARTER), AND THE SOUTHWEST 1/4 (ONE QUARTER) OF THE SOUTHWEST 1/4 (ONE QUARTER) LYING NORTH OF COUNTY ROAD 208 AND EAST OF THE LANDS DESCRIBED AND RECORDED IN DEED BOOK 231, PAGE 98 OF THE PUBLIC RECORDS, ST. JOHNS COUNTY, FLORIDA, AND THE NORTHEAST 1/4 (ONE QUARTER) OF THE NORTHEAST 1/4 (ONE QUARTER), AND THE NORTHWEST 1/4 (ONE QUARTER) OF THE NORTHEAST 1/4 (ONE QUARTER), ALSO THE NORTH 1/2 (ONE HALF) OF THE NORTHWEST 1/4 (ONE QUARTER), LESS AND EXCEPT THE WEST 3/4 (THREE QUARTERS), OF THE NORTHWEST 1/4 (ONE QUARTER) OF THE NORTHWEST 1/4 (ONE QUARTER), ALL LYING IN SAID SECTION 2.

LESS AND EXCEPT, THOSE LANDS SHOWN AS "OUT" HEREON.

CONTAINING A NET ACREAGE OF 890 ACRES MORE OR LESS.

FOR: THE COLLINS GROUP

The St. Augustine Record

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

COPY OF ADVERTISEMENT

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 **PUBLIC HEARING NOTICE COMPAMD 2006-01**
was published in said newspaper in the issues of
NOVEMBER 7, 2006.

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 **7TH** day of **NOVEMBER, 2006.**

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 DC227599
Expires December 18, 2007

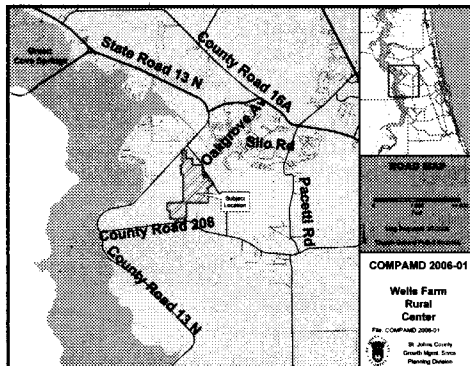
(Seal)

PATRICIA A. BERGQUIST

NOTICE

OF PUBLIC HEARING TO CONSIDER ADOPTION OF PROPOSED AMENDMENTS TO THE FUTURE LAND USE MAP OF THE ST. JOHNS COUNTY 2015 COMPREHENSIVE PLAN AS RELATED TO THE PROPOSED AMENDMENT FOR WELLS FARM RURAL CENTER DISTRICT

NOTICE IS HEREBY GIVEN that the St. Johns County Board of County Commissioners on **Wednesday, November 15, 2006 at 9:00 a.m.**, will hold public hearings to consider adoption of proposed amendments to the St. Johns County Future Land Use Map and the Goals, Objectives and Policies document of the 2015 Comprehensive Plan. Proposed amendments include (1) adding a Rural Center District (RCD) Future Land Use Map designation, including policies establishing development standards for the Rural Center District (RCD), and policies to limit the density and intensity; (2) changing the Future Land Use Map Designation from Agricultural-Intensive (A-I) and Rural Silviculture (R/S) to Rural Center District (RCD); and (3) changing the Capital Improvements Element to include proposed public improvements needed to support the Amendment. 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 888+/- acres and is located west of Joe Ashton Road, south and east of County Road 13 North and north of County Road 208. A complete description is available in the St. Johns County Planning Office. See map generally depicting the location, Exhibit A. This is a request to amend the Future

Land Use Map designation from Agricultural-Intensive (A-I) and Rural Silviculture (R/S) to Rural Center District (RCD).

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 the request.

The proposed amendment is known as File Number **COMPAMD 2006-01 Wells Farm Rural Center District**, 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 special accommodations to participate in the proceedings should contact the County's ADA Coordinator at (904) 209 0650 at the County Administration Building, 4020 Lewis Speedway, St. Augustine, FL 32085. For hearing impaired individuals, for 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
JAMES E. BRYANT, CHAIRMAN
File Number: **COMPAMD 2006-01 Wells Farm Rural Center District**