

ORDINANCE NO. 2006 - 55

**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 RESIDENTIAL DENSITY - B, FOR PROPERTY LOCATED ON THE SOUTHWEST SIDE OF CR 16A, ABOUT ¾ MILE NORTHWEST OF SR 16, AND ON THE NORTH SIDE OF SR 16, ABOUT ONE MILE WEST OF CR 16A; 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 2015 Future Land Use Map Designation from Agricultural Intensive (A-I) and Rural Silviculture (R/S) to Residential Density – B, for property located on the southwest side of County Road 16A, about ¾ mile northwest of State Road 16, and on the north side of State Road 16, about one mile west of County Road 16A, 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 2<sup>nd</sup> DAY OF May 2006.**

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

BY: James E. Bryant  
**James E. Bryant, Chairman**

RENDITION DATE 05/05/06

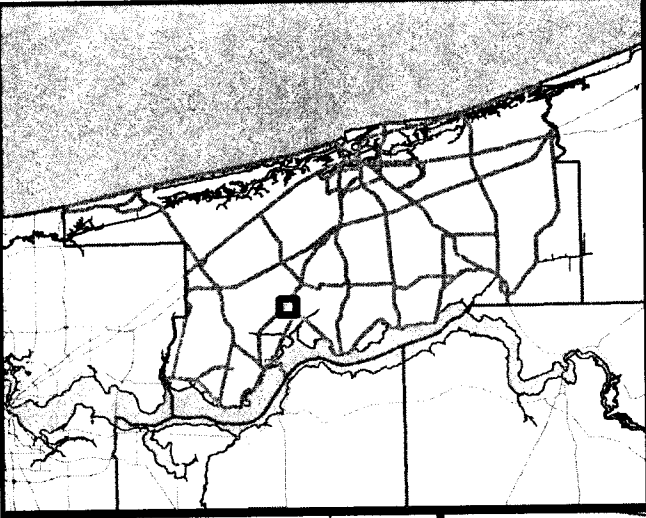
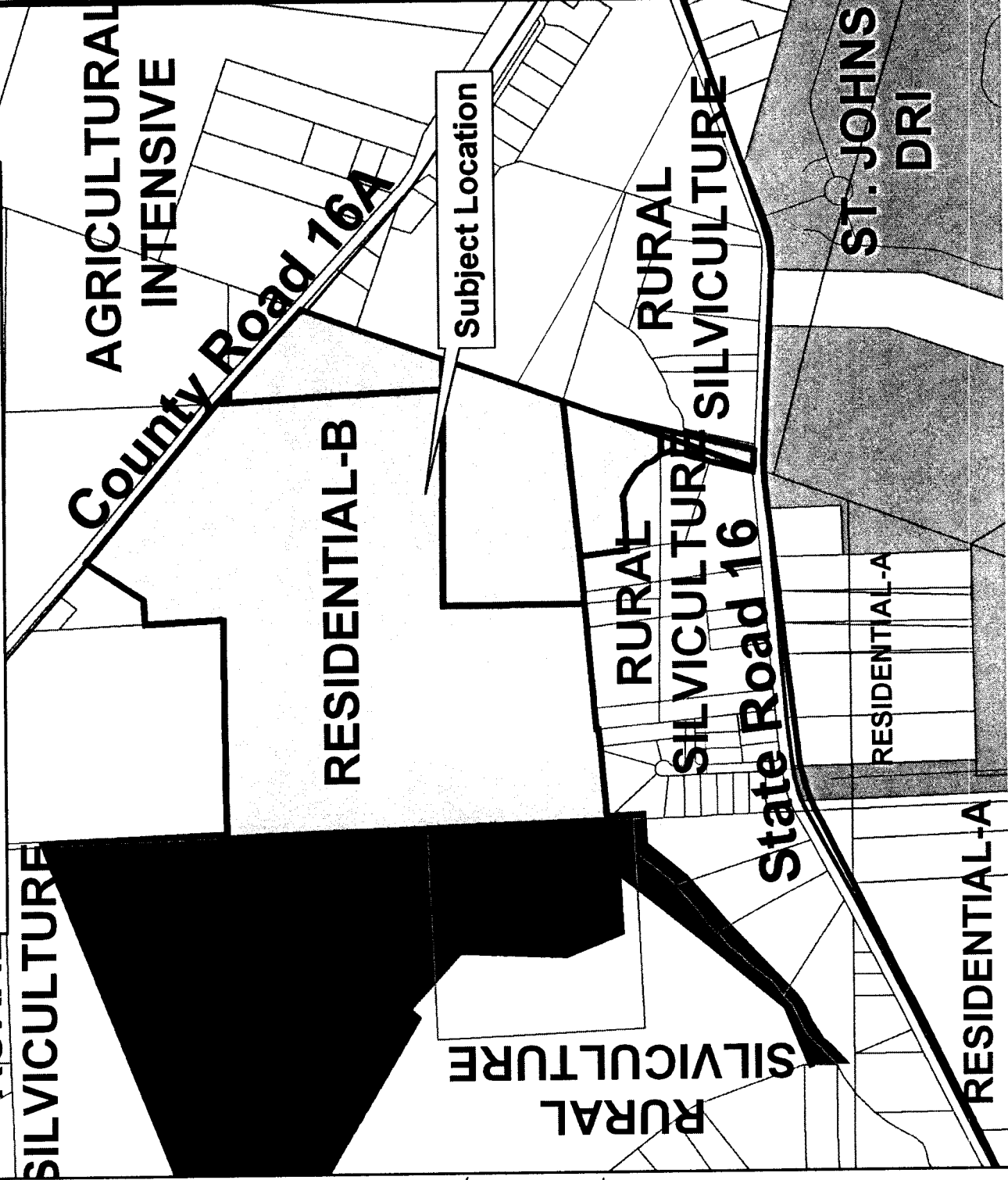
**ATTEST: Cheryl Strickland, Clerk**

BY: Robert L. Platt  
**Deputy Clerk**

**EFFECTIVE DATE:** 07/18/06

# EXHIBIT A

2015 Future Land Use  
from Agricultural Intensive and Rural Silviculture  
to Residential B



## FUTURE LAND USE MAP



Map Prepared: 3/23/2006

\*Depicts General Project Boundary

COMPAMD 2005-09

Mill Creek  
Ranch

ORD # 2006-55

File: COMPAMD 2005-09



St. Johns County  
Growth Mgmt. Svcs.  
Planning Division

# Map Showing Boundary Survey Of

A portion of Section 18, Township 6 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows: COMMENCE at a found concrete monument at the Southwest corner of said Section 18; thence North 03°10'41" West, along the West line of said Section 18, a distance of 1,489.20 feet for a POINT OF BEGINNING; thence continue North 03°10'41" West, along said West line of Section 18, a distance of 2,481.87 feet to the Southwest corner of the Northwest 1/4 of the Northwest 1/4 of said Section 18, said point being situate South 03°10'41" East, 1,323.70 feet from a found concrete monument at the Northwest corner of said Section 18; thence North 89°30'37" East, along the South line of those certain lands recorded in Official Records Volume 957, Page 391 of the Public Records of said County, 1,378.15 feet to the Southeast corner thereof; thence North 02°12'40" West, along the East line of said last mentioned lands, 483.42 feet; thence North 87°25'50" East, along the Southerly line of those certain lands recorded in Official Records Volume 962, Page 128 of said Public Records, 158.10 feet to the Southeast corner thereof; thence North 33°53'15" East, along the Easterly line of said last mentioned lands, 422.99 feet to the Northeast corner thereof and a point situate in the Southwest right of way line of County Road No. 16A and/or Mill Creek Road (formerly State Road No. 16, a 66 foot right of way); thence South 49°12'14" East, along said Southwest right of way line, 2,103.43 feet to a point situate in the Easterly line of said Section 18, the same being the Westerly line of Antonio Huertas Grant, Section 38, said Township 6 South, Range 28 East; thence South 19°51'44" West, along the division line between said Section 18 and Section 38, a distance of 1,692.27 feet to the Southwest corner of the Northwest 1/4 of the Southwest 1/4 of Lot 5, said Section 38, the same being the Northeast corner of those certain lands recorded in Official Records Book 672, Page 1486 of said Public Records; thence South 82°06'12" West, along the Northerly line of said last mentioned lands and along the Northerly line of those lands recorded in Official Records Book 1853, Page 1916 and Official Records Book 629, Page 758 and Official Records Book 808, Page 1731 and Official Records Book 804, Page 1358 and along the Northerly line of Hunters Run as recorded in Map Book 18, Pages 75 and 76 all of said Public Records, and a Westerly prolongation of said plat of Hunters Run, a distance of 2,658.25 feet to the POINT OF BEGINNING.

Containing 171.6669 acres, more or less.

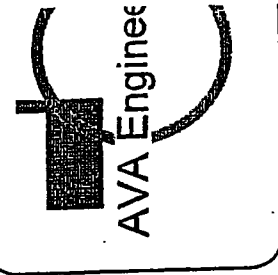
Being the same lands as described in Official Records Book 1019, Page 1341 of said Public Records.

I hereby certify that I have reviewed that certain Title Commitment by Chicago Title Insurance Company, Commitment Number 150401915, effective date May 10, 2004 and certify that the lands shown and described hereon are one and the same as described in Schedule A of said Commitment and further that all easements and survey matters contained within Schedule B-2 of said Commitment have been reflected hereon.

# Map Showing Boundary Survey Of

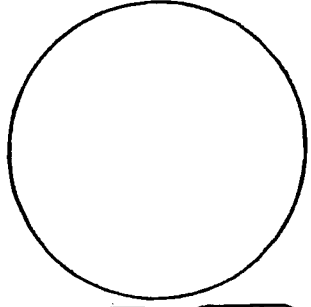
A portion of Lot 5, of the Antonio Huertas Grant, Section 38, together with a portion of Section 18, all lying within Township 6 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows: BEGINNING at the Northwest corner of the Southwest 1/4 of the Southwest 1/4 of said Lot 5, said point being situate in the Westerly line of Section 38 and the Easterly line of said Section 18; thence South 18°01'21" West, along the division line between said Sections 38 and 18 and along the Westerly line of those certain lands recorded in Official Records Volume 953, Page 1499 of the Public Records of said County, 271.67 feet; thence South 12°00'01" West, continuing along the Westerly line of said last mentioned lands, and departing from said division line between Sections 38 and 18, a distance of 946.64 feet to a point situate in the Northerly right of way line of State Road No. 16 (a 66 foot right of way as now established), said Northerly right of way line being a curve concave Southerly and having a radius of 1,465.69 feet; thence Westerly around and along said curved Northerly right of way line, through a central angle of 04°04'45", an arc distance of 104.35 feet, said arc being subtended by a chord bearing and distance of North 89°48'46" West, 104.33 feet to a point situate on said division line between Sections 38 and 18; thence continue around and along said curved Northerly right of way line of State Road No. 16, through a central angle of 00°49'00", an arc distance of 20.89 feet, said arc being subtended by a chord bearing and distance of South 87°44'22" West, 20.89 feet; thence North 13°31'31" East, along the Easterly line of those certain lands recorded in Official Records Book 900, Page 228 of said Public Records, 508.54 feet to a point hereinafter referred to as Reference Point "A"; thence North 52°05'09" West, 468.00 feet to a point hereinafter referred to as Reference Point "B"; returning to said Reference Point "A", continue North 13°31'31" East, along the Easterly line of said last mentioned lands, 11 feet, more or less, to the centerline of an existing creek; thence Northwest along said centerline and following the meanderings thereof, 600 feet, more or less, to a point which lies North 81°39'30" East, 6 feet, more or less, from said Reference Point "B"; thence South 81°39'30" West, along the Northerly line of said last mentioned lands, 6 feet, more or less, to said Reference Point "B"; thence continue South 81°39'30" West, along said last mentioned line, 298.00 feet to the Northwest corner of said last mentioned lands; thence North 11°43'34" West, along the Easterly line of those certain lands recorded in Official Records Book 1853, Page 1916 of said Public Records, 311.77 feet; thence North 82°06'12" East, along the Southerly line of those certain lands recorded in Official Records Book 1019, Page 1341 of said Public Records, 1,024.29 feet to the POINT OF BEGINNING.

Containing 10.0 acres, more or less.



UNLESS THIS DRAWING BEARS THE EMBOSSED SEAL OF A FLORIDA LICENSED ENGINEER ACTING AS AN AUTHORIZED AGENT FOR AVA ENGINEERING INC., IT IS FOR INFORMATION PURPOSES ONLY, AND IS NOT VALID.

THE STORMWATER SYSTEM AS SHOWN ON THESE PLANS HAS BEEN PREPARED IN ACCORDANCE WITH STANDARD ACCEPTED ENGINEERING PRACTICE. HOWEVER, CERTAIN DESIGN CRITERIA, RULES OR LAWS, THAT ARE MANDATED BY OTHERS (i.e. CITY, COUNTY, STATE, FEDERAL, ETC) HAVE BEEN USED TO DETERMINE THE FINAL DESIGN FOR SUCH STORMWATER FACILITIES. THE ENGINEER DOES NOT ACCEPT RESPONSIBILITY FOR FUTURE POSSIBLE CONTAMINATION RESULTING FROM THE REQUIREMENT FOR RETENTION AND TREATMENT OF STORMWATER.



**Mill Creek Potato-Farm**  
St. Johns County, Florida  
**Preliminary Site Plan**

Date: 11/15/04  
Designer: T.S.

006

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 **NOTICE OF CONTINUATION OF PUBLIC HEARING MILL CRK RANCH**  
was published in said newspaper in the issues of  
**APRIL 11, 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 11<sup>TH</sup> day of **APRIL, 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)

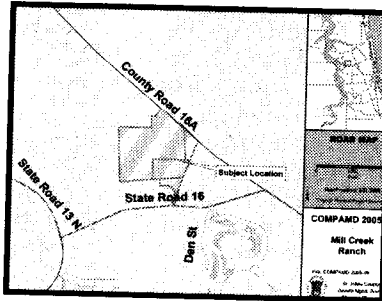


Patricia A. Bergquist  
My Commission DD275991  
Expires December 18, 2007

(Seal)

PATRICIA A. BERGQUIST

**NOTICE OF  
CONTINUATION  
OF PUBLIC HEARING TO CON-  
SIDER ADOPTION OF PROPOSED  
AMENDMENTS TO THE FUTURE  
LAND USE MAP OF THE ST.  
JOHNS COUNTY 2015 COMPRE-  
HENSIVE PLAN AS RELATED  
TO THE PROPOSED AMENDMENT  
FOR MILL CREEK RANCH**



**NOTICE IS HEREBY GIVEN** that the public hearing before the St. Johns County Board of County Commissioners on Tuesday, April 4, 2006 at 9:00 a.m., 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, is hereby **CONTINUED** to **Tuesday, May 2, 2006 at 9:00 a.m.**

Proposed amendments include (1) changing the Future Land Use Map Designation from Agriculture Intensive (A-I) and Rural Silviculture (R/S) to Residential-B; and (2) changing the Capital Improvements Element to include proposed public improvements needed to support the Amendment. 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 181 +/- acres and is located on the southwest side of CR16A, about 3/4 mile northwest of SR16, and on the north side of SR16, about one mile west of CR16A. 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 Agriculture Intensive (A-I) and Rural Silviculture (R/S) to Residential-B.

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 2005-09 Mill Creek Ranch, 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 2005-09 Mill Creek Ranch**