

ORDINANCE NO. 2006 - 57

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING 2015 COMPREHENSIVE PLAN, ORDINANCE NO. 2000-34, AS AMENDED, TO CHANGE THE 2015 FUTURE LAND USE MAP DESIGNATION FROM RESIDENTIAL DENSITY - C TO RESIDENTIAL DENSITY - B, FOR PROPERTY LOCATED ON WILDWOOD DRIVE, ADJACENT TO AND ACROSS FROM OLD PLANTATION DRIVE; 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 Residential Density - C to Residential Density - B, for property located on Wildwood Drive, adjacent to and across from Old Plantation Drive, 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 2nd **DAY OF** May **2006.**

BOARD OF COUNTY COMMISSISONERS OF ST. JOHNS COUNTY, FLORIDA

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

RENDITION DATE 05/05/06

ATTEST: Cheryl Strickland, Clerk

BY: Rolien L. Placa
Deputy Clerk

EFFECTIVE DATE: 07/18/06

Ordinance Book 40, Page 650

EXHIBIT A

2015 Future Land Use
from Residential -C
to Residential -B

Cherry Tree Rd

PARKS AND
OPEN SPACE

Subject Location

RESIDENTIAL-B

RESIDENTIAL-B

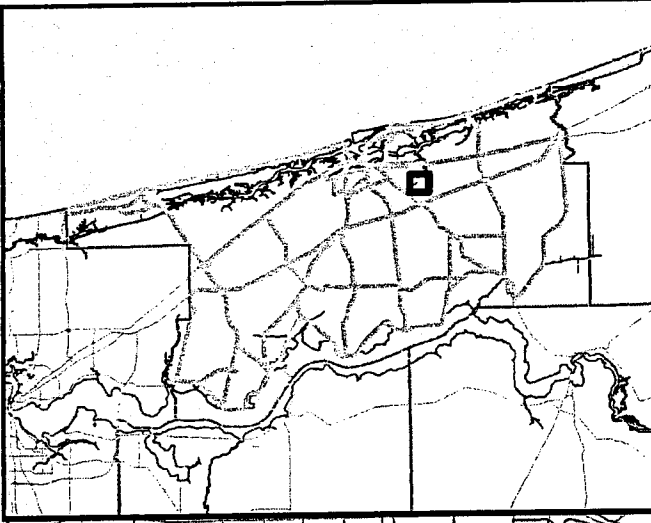
RESIDENTIAL-B

Red Cloud Tr

PARKS AND
OPEN SPACE

RESIDENTIAL-C

RURAL SILVICULTURE



FUTURE LAND USE MAP



Map Prepared: 3/23/2006

*Depicts General Project Boundary

ACPA 2005-03
GOVERNERS'
PLANTATION
HEARTWARD

ORD # 2006-57

File: ACPA 2005-03



St. Johns County
Growth Mgmt. Svcs.
Planning Division

Exhibit B

18.63 ACRE PARCEL

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 29 EAST, SAINT JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 2; THENCE NORTH 89° 46' 29" WEST ALONG THE SOUTH LINE OF SAID SECTION 2, A DISTANCE OF 570.97 FEET TO ITS INTERSECTION WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF WILDWOOD DRIVE (A 66 FOOT RIGHT OF WAY); THENCE NORTH 52° 23' 03" WEST ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 545.66 FEET TO THE MOST SOUTHERLY CORNER OF LANDS DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS 835, PAGE 1232; PUBLIC RECORDS OF ST. JOHNS COUNTY; THENCE NORTH 66° 01' 28" EAST ALONG THE SOUTHEASTERLY LINE OF SAID DEED, A DISTANCE OF 411.63 FEET TO THE MOST EASTERLY CORNER THEREOF; THENCE NORTH 56° 24' 38" WEST ALONG THE NORTHEASTERLY LINE OF SAID DEED, A DISTANCE OF 479.05 FEET TO THE MOST NORTHERLY CORNER THEREOF AND A POINT ON THE SOUTHEASTERLY LINE OF LANDS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS 775, PAGE 1754, SAID PUBLIC RECORDS; THENCE NORTH 66° 01' 28" EAST ALONG SAID SOUTHEASTERLY DEED LINE AND THE NORTHEASTERLY PROLONGATION THEREOF, A DISTANCE OF 1,049.91 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHWEST 1/4 OF SECTION 2 AND A POINT ON THE WESTERLY LINE OF TRACT "C", GOVERNORS PLANTATION AS RECORDED IN MAP BOOK 32, PAGES 43 THROUGH 51, INCLUSIVE, SAID PUBLIC RECORDS; THENCE SOUTH 03° 12' 10" EAST ALONG SAID EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 2, A DISTANCE OF 1,196.08 FEET TO THE POINT OF BEGINNING. CONTAINING 18.63 ACRES, MORE OR LESS.

38.16 ACRE PARCEL

A PORTION OF GOVERNMENT LOT 2 AND 7, SECTION 11, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE WEST LINE OF SAID GOVERNMENT LOT 2, SECTION 11 (ALSO BEING THE EAST RIGHT OF WAY LINE OF FORT PEYTON DRIVE, A 60 FOOT RIGHT OF WAY AS SHOWN ON THE PLAT OF FORT PEYTON FOREST AS RECORDED IN MAP BOOK 15, PAGES 96 AND 97 OF THE PUBLIC RECORDS OF SAID COUNTY) WITH THE WESTERLY RIGHT OF WAY LINE OF WILDWOOD DRIVE (A VARIABLE WIDTH RIGHT OF WAY) AND RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES ALONG SAID WESTERLY RIGHT OF WAY LINE OF WILDWOOD DRIVE: COURSE NO. 1: SOUTH 52° 23' 03" EAST, 410.69 FEET TO A POINT OF CURVATURE; COURSE NO. 2: RUN IN A SOUTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE IN SAID WESTERLY RIGHT OF WAY LINE, SAID CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 922.37 FEET, AN ARC DISTANCE OF 394.49 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 40° 07' 55" EAST, 391.49 FEET; COURSE NO. 3: SOUTH 27° 52' 03" EAST, 816.75 FEET; COURSE NO. 4: SOUTH 62° 13' 01" WEST, 17.00 FEET; COURSE NO. 5: SOUTH 27° 52' 03" EAST, A DISTANCE OF 698 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE CENTERLINE OF WOODCUTTERS CREEK; RUN THENCE IN A GENERALLY SOUTHWESTERLY DIRECTION ALONG SAID CENTERLINE OF WOODCUTTERS CREEK AND THE MEANDERINGS THEREOF, A DISTANCE OF 575 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE SOUTH LINE OF SAID GOVERNMENT LOT 7, SECTION 11; THENCE SOUTH 89° 45' 40" WEST, ALONG SAID SOUTH LINE OF GOVERNMENT LOT 7, (ALSO BEING THE NORTH LINE OF TRACT "B" - COMMON AREA AS SHOWN ON THE PLAT OF WILDWOOD CREEK AS RECORDED IN MAP BOOK 13, PAGES 46 AND 47 OF SAID PUBLIC RECORDS), A DISTANCE OF 1,028 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 7; THENCE NORTH 00° 47' 11" EAST, TO AND ALONG THE EAST LINE OF SAID FORT PEYTON FOREST (ALSO BEING THE WEST LINE OF SAID GOVERNMENT LOT 7), A DISTANCE OF 1,294.63 FEET TO THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 7; THENCE NORTH 00° 45' 27" EAST, ALONG THE WEST LINE OF SAID GOVERNMENT LOT 2, SECTION 11 (ALSO BEING SAID EAST RIGHT OF WAY LINE OF FORT PEYTON DRIVE), A DISTANCE OF 793.43 FEET TO THE POINT OF BEGINNING. CONTAINING 38.16 ACRES, MORE OR LESS.

12.28 ACRE PARCEL

A PORTION OF LAND LYING IN GOVERNMENT LOTS 2 AND 7 OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED BELOW:

PARCEL "A" - COMMENCING AT THE INTERSECTION OF THE NORTHERLY LINE OF PARCEL 2 AS DESCRIBED IN MAP BOOK 32, PAGE 43 IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF WILDWOOD DRIVE (A 66' RIGHT OF WAY IN WIDTH AS NOW ESTABLISHED), SAID POINT BEING POINT OF BEGINNING FOR PARCEL "A"; THENCE N 27°52'03" W ALONG AFORESAID NORTHEASTERLY RIGHT OF WAY LINE A DISTANCE OF 255.44' TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF AFORESAID CURVE A DISTANCE OF 422.71', SAID CURVE HAVING A RADIUS OF 988.37' A CENTRAL ANGLE OF 24°30'17" AND BEING SUBTENDED WITH A CHORD BEARING OF N 40°07'55" W AND CHORD DISTANCE OF 419.50'; THENCE CONTINUING ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE N 52°23'03" W A DISTANCE OF 445.52' TO THE EAST LINE OF GOVERNMENT LOT 3 SECTION 11, TOWNSHIP 8 SOUTH, RANGE 29 EAST; THENCE N 00°43'34" W ALONG THE EAST LINE OF SAID GOVERNMENT LOT 3 A DISTANCE OF 442.06' TO THE NORTH LINE OF AFORESAID SECTION 11; THENCE N 88°19'11" E ALONG SAID NORTH LINE SECTION 11 A DISTANCE OF 436.87' TO THE CENTERLINE OF MOULTRIE CREEK SAID CREEK VARYING IN WIDTH; THENCE ALONG THE CENTERLINE OF AFORESAID CREEK THE FOLLOWING COURSES; S 14°28'50" E A DISTANCE OF 54.22'; S 53°33'30" E A DISTANCE OF 38.60'; S 71°49'33" E A DISTANCE OF 25.87'; S 58°51'01" W A DISTANCE OF 53.42'; S 07°11'26" W A DISTANCE OF 29.34'; S 03°20'48" W A DISTANCE OF 73.05'; S 17°44'01" E A DISTANCE OF 37.49'; S 39°51'35" E A DISTANCE OF 44.33'; S 74°16'10" E A DISTANCE OF 40.46'; N 48°36'35" E A DISTANCE OF 21.65'; N 20°36'23" E A DISTANCE OF 33.72'; N 78°40'57" E A DISTANCE OF 33.45'; N 23°44'59" E A DISTANCE OF 33.85'; S 41°18'33" E A DISTANCE OF 35.47'; S 23°37'41" W A DISTANCE OF 40.38'; S 13°40'01" E A DISTANCE OF 21.47'; N 47°26'32" E A DISTANCE OF 28.38'; N 17°38'13" E A DISTANCE OF 27.29'; N 22°28'58" E A DISTANCE OF 53.97'; N 17°21'41" E A DISTANCE OF 30.82'; S 32°31'25" E A DISTANCE OF 40.37'; S 08°10'34" W A DISTANCE OF 43.09'; S 31°04'01" E A DISTANCE OF 55.34'; S 55°52'21" E A DISTANCE OF 56.20'; S 23°48'11" W A DISTANCE OF 56.25'; S 53°54'00" E A DISTANCE OF 20.93'; N 14°05'54" E A DISTANCE OF 42.89'; S 05°15'13" E A DISTANCE OF 76.22'; S 27°18'43" E A DISTANCE OF 33.71'; N 50°03'36" E A DISTANCE OF 34.97'; N 88°44'00" E A DISTANCE OF 28.00'; S 74°52'34" E A DISTANCE OF 10.15'; N 01°47'43" E A DISTANCE OF 11.99'; N 14°46'51" W A DISTANCE OF 21.61'; N 87°10'22" E A DISTANCE OF 33.95'; S 29°26'42" E A DISTANCE OF 14.98'; S 11°22'27" E A DISTANCE OF 7.94' TO THE NORTH LINE OF PARCEL 2 AS DESCRIBED IN MAP BOOK 32, PAGE 43 OF AFORESAID PUBLIC RECORDS; THENCE S 60°10'14" W ALONG THE AFORESAID NORTH LINE OF PARCEL 2 A DISTANCE OF 177.32' TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF

251.33' SAID CURVE HAVING A 160.00' RADIUS, A CENTRAL ANGLE OF 90°00'00" AND SUBTENDED WITH A CHORD BEARING OF S 15°10'14" W AND CHORD DISTANCE OF 226.27'; THENCE S 29°49'45" E A DISTANCE OF 208.85' TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 143.78', CURVE HAVING A RADIUS OF 906.57' A CENTRAL ANGLE OF 09°05'13" AND SUBTENDED WITH A CHORD BEARING OF S 25°17'10" E AND CHORD DISTANCE OF 143.63'; THENCE S 20°44'33" E A DISTANCE OF 109.34' TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 161.42', CURVE HAVING A RADIUS OF 111.60', A CENTRAL ANGLE OF 82°52'30" AND SUBTENDED WITH A CHORD BEARING OF S 20°41'42" W AND A CHORD DISTANCE OF 147.71'; THENCE S 62°07'57" W A DISTANCE OF 20.00'; THENCE N 72°52'03" W A DISTANCE OF 63.64'; THENCE S 62°07'57" W A DISTANCE OF 10.00' TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 12.28± ACRES.

13.03 ACRE PARCEL

PARCEL "B" - TOGETHER WITH A PORTION OF GOVERNMENT LOTS 2 AND 7 SECTION 11, TOWNSHIP 8 SOUTH, RANGE 29 EAST ST. JOHNS COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE AFORESAID POINT OF BEGINNING PARCEL "A" THENCE S 27°52'03" E ALONG THE EASTERLY RIGHT OF WAY LINE OF WILDWOOD DRIVE A DISTANCE OF 150.00' TO THE POINT OF BEGINNING PARCEL "B"; THENCE N 62°07'57" E ALONG THE SOUTHERLY LINE OF THE AFORESAID PARCEL 2 A DISTANCE OF 10.00'; THENCE N 17°07'57" E A DISTANCE OF 63.64'; THENCE N 62°07'57" E A DISTANCE OF 20.00' TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 248.21', CURVE HAVING A RADIUS OF 171.60', A CENTRAL ANGLE OF 82°52'30" AND SUBTENDED WITH A CHORD BEARING OF N 20°41'42" E AND CHORD DISTANCE OF 227.13'; THENCE N 20°44'33" W A DISTANCE OF 109.34' TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 153.29', CURVE HAVING A RADIUS OF 966.57', A CENTRAL ANGLE OF 09°05'13" AND SUBTENDED WITH A CHORD BEARING OF N 25°17'10" W AND CHORD DISTANCE 153.13'; THENCE N 29°49'45" W A DISTANCE OF 208.85' TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 157.08', CURVE HAVING A RADIUS OF 100.00', A CENTRAL ANGLE OF 90°00'00" AND SUBTENDED WITH A CHORD BEARING OF N 15°10'14" E AND CHORD DISTANCE OF 141.42'; THENCE N 60°10'14" E A DISTANCE OF 125.68' TO THE CENTERLINE OF MOULTRIE CREEK; THENCE ALONG THE CENTERLINE OF MOULTRIE CREEK THE FOLLOWING COURSES; S 57°16'49" E A DISTANCE OF 7.01'; S 83°07'21" E A DISTANCE OF 19.89'; S 31°52'26" E A DISTANCE OF 56.25'; S 62°01'49" E A DISTANCE OF 29.13'; S 17°09'19" E A DISTANCE OF 22.54'; S 21°34'38" W A DISTANCE OF 19.84'; S 00°25'27" W A DISTANCE OF 14.63'; S 16°57'47" E A DISTANCE OF 20.37'; S 38°24'53" E A DISTANCE OF 47.95'; N 45°03'10" E A DISTANCE OF 20.63'; N 17°45'53" W A DISTANCE OF 34.95'; N 29°54'02" E A DISTANCE OF 66.29'; S 83°25'40" E A DISTANCE OF 60.92'; N 82°43'05" E A DISTANCE OF 27.99'; N 56°30'13" E A DISTANCE OF 33.52'; N 47°28'58" E A DISTANCE OF 41.52'; S 05°32'57" W A DISTANCE OF 36.87'; S 22°07'48" E A DISTANCE OF 57.79'; S 44°35'11" W A DISTANCE OF 14.77'; S 76°50'41" W A DISTANCE OF 18.39'; S 00°23'41" W A DISTANCE OF 26.12'; S 20°30'30" E A DISTANCE OF 27.51'; S 56°13'07" E A DISTANCE OF 18.97'; N 67°29'01" E A DISTANCE OF 20.35'; N 80°44'21" E A DISTANCE OF 47.98'; S 70°16'11" E A DISTANCE OF 43.21'; S 26°21'23" E A DISTANCE OF 17.18' TO THE WEST LINE OF GOVERNMENT LOT 1 OF AFORESAID SECTION 11; THENCE S 01°06'48" W A DISTANCE OF 1535.44' TO THE EASTERLY RIGHT OF WAY OF AFORESAID WILDWOOD DRIVE (A 100' RIGHT OF WAY AS NOW ESTABLISHED); THENCE ALONG THE EASTERLY RIGHT OF WAY LINE N 27°52'03" W A DISTANCE OF 547.30'; THENCE S 62°13'01" W A DISTANCE OF 17.00' TO THE EASTERLY RIGHT OF WAY LINE OF WILDWOOD DRIVE (A 66' RIGHT OF WAY AS NOW ESTABLISHED); THENCE N 27°52'03" W ALONG THE EASTERLY RIGHT OF WAY LINE OF WILDWOOD DRIVE A DISTANCE OF 411.41' TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 13.03± ACRES.

6.83 ACRE PARCEL

A PARCEL OF LAND IN THE SOUTH ½ OF THE SOUTHEAST ¼ OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED BELOW:

COMMENCE AT THE SOUTHWEST CORNER OF TRACT 100 ST. AUGUSTINE HEIGHTS UNIT NO. 3 AS RECORDED IN MAP BOOK 10 PAGES 40 AND 41 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.; THENCE SOUTH 89° 42' 22" WEST ALONG THE NORTHERLY LINE OF GOVERNORS PLANTATION SUBDIVISION AS RECORDED IN MAP BOOK 32 PAGES 43 THRU 51 IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA., A DISTANCE OF 15.43 FEET TO THE NORTHWEST CORNER OF THE AFORESAID SUBDIVISION; THENCE SOUTH 03° 12' 10" EAST ALONG THE WEST LINE OF THE AFORESAID SUBDIVISION A DISTANCE OF 293.23 FEET TO A POINT IN THE CENTERLINE OF MOULTRIE CREEK ALSO BEING THE POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG THE CENTERLINE OF MOULTRIE CREEK THE FOLLOWING COURSES; NORTH 85°27'21" EAST A DISTANCE OF 39.39 FEET; THENCE SOUTH 41°34'56" EAST A DISTANCE OF 50.30 FEET; THENCE SOUTH 13°34'55" EAST A DISTANCE OF 84.74 FEET; THENCE SOUTH 12°30'48" WEST A DISTANCE OF 18.45 FEET; THENCE SOUTH 87°44'20" EAST A DISTANCE OF 98.36 FEET; THENCE SOUTH 16°58'36" EAST A DISTANCE OF 35.68 FEET; THENCE SOUTH 36°01'45" WEST A DISTANCE OF 14.09 FEET; THENCE SOUTH 04°39'13" EAST A DISTANCE OF 36.63 FEET; THENCE SOUTH 07°18'32" WEST A DISTANCE OF 40.15 FEET; THENCE SOUTH 59°36'37" EAST A DISTANCE OF 49.66 FEET; THENCE NORTH 43°06'04" EAST A DISTANCE OF 52.28 FEET; THENCE SOUTH 76°46'05" EAST A DISTANCE OF 18.27 FEET ; THENCE SOUTH 50°06'08" EAST A DISTANCE OF 17.66 FEET; THENCE SOUTH 62°29'41" WEST A DISTANCE OF 31.64 FEET; THENCE SOUTH 01°48'58" WEST A DISTANCE OF 14.41 FEET; THENCE SOUTH 54°50'37" EAST A DISTANCE OF 51.57 FEET; THENCE NORTH 74°13'30" EAST A DISTANCE OF 24.29 FEET; THENCE SOUTH 68°33'51" EAST A DISTANCE OF 19.86 FEET; THENCE SOUTH 06°59'15" EAST A DISTANCE OF 66.50 FEET; THENCE SOUTH 77°59'37" WEST A DISTANCE OF 17.35 FEET; THENCE NORTH 78°17'45" WEST A DISTANCE OF 23.10 FEET; THENCE NORTH 87°43'22" WEST A DISTANCE OF 33.90 FEET; THENCE SOUTH 88°46'31" WEST A DISTANCE OF 60.34 FEET; THENCE SOUTH 08°26'40" WEST A DISTANCE OF 19.32 FEET; THENCE SOUTH 65°19'01" EAST A DISTANCE OF 53.76 FEET; THENCE SOUTH 42°33'37" EAST A DISTANCE OF 38.06 FEET; THENCE SOUTH 58°34'45" WEST A DISTANCE OF 17.48 FEET; THENCE SOUTH 88°03'26" WEST A DISTANCE OF 73.63 FEET; THENCE SOUTH 50°09'48" WEST A DISTANCE OF 13.47 FEET; THENCE SOUTH 25°42'42" EAST A DISTANCE OF 19.01 FEET; THENCE NORTH 89°10'42" EAST A DISTANCE OF 20.88 FEET; THENCE SOUTH 55°20'16" EAST A DISTANCE OF 34.33 FEET; THENCE SOUTH 18°13'21" EAST A DISTANCE OF 27.01 FEET; THENCE SOUTH 37°02'25' EAST A DISTANCE OF 41.96 FEET; THENCE SOUTH 82°13'59" EAST A DISTANCE OF 33.88 FEET; THENCE SOUTH 46°10'39" EAST A DISTANCE OF 51.26 FEET; THENCE SOUTH 63°13'05" EAST A DISTANCE OF 52.27 FEET; THENCE SOUTH 84°22'32" EAST A DISTANCE OF 12.37 FEET; THENCE SOUTH

48°33'06" EAST A DISTANCE OF 5.35 FEET; THENCE SOUTH 17°35'31" WEST A DISTANCE OF 32.21 FEET; THENCE SOUTH 65°14'35" EAST A DISTANCE OF 32.12 FEET; THENCE NORTH 73°50'51" EAST A DISTANCE OF 21.81 FEET; THENCE SOUTH 28°43'43" EAST A DISTANCE OF 30.16 FEET; THENCE SOUTH 47°28'44" WEST A DISTANCE OF 12.58 FEET; THENCE SOUTH 83°24'16" WEST A DISTANCE OF 14.30 FEET; THENCE SOUTH 28°28'49" WEST A DISTANCE OF 34.48 FEET; THENCE SOUTH 53°35'17" EAST A DISTANCE OF 50.99 FEET; THENCE NORTH 16°55'57" EAST A DISTANCE OF 18.85 FEET; THENCE SOUTH 71°06'15" EAST A DISTANCE OF 75.78 FEET; THENCE SOUTH 16°58'19" WEST A DISTANCE OF 35.90 FEET; THENCE SOUTH 21°19'18" WEST A DISTANCE OF 59.96 FEET; THENCE SOUTH 57°15'05" WEST A DISTANCE OF 31.90 FEET; THENCE SOUTH 27°18'12" WEST A DISTANCE OF 17.29 FEET; THENCE SOUTH 39°12'44" WEST A DISTANCE OF 86.16 FEET; THENCE SOUTH 61°35'38" EAST A DISTANCE OF 30.03 FEET; THENCE NORTH 87°41'44" EAST A DISTANCE OF 25.59 FEET; THENCE SOUTH 14°28'50" EAST A DISTANCE OF 20.88 FEET TO A POINT ALONG THE SOUTH LINE OF AFORESAID GOVERNORS PLANTATION SUBDIVISION ; THENCE SOUTH 88°19'11" WEST AS MEASURED ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE OF AFORESAID GOVERNORS PLANTATION SUBDIVISION, THE SAME BEING THE SOUTH LINE OF AFOREMENTIONED SECTION 2, A DISTANCE OF 437.13 FEET; THENCE NORTH 03°12'10" WEST ALONG THE WEST LINE OF THE SOUTH EAST QUARTER OF SECTION 2 TOWNSHIP 8 SOUTH, RANGE 29 EAST A DISTANCE OF 1020.21 FEET TO THE CENTERLINE OF MOULTRIE CREEK AND THE POINT OF BEGINNING. CONTAINING 6.83 ACRES, MORE OR LESS.

MAY - 1 2006

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 NOTICE OF HEARING in the matter ACPA 05-03 GOVERNORS PLANTATION was published in said newspaper in the issues of APRIL 29, 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 1ST day of MAY, 2006.

by [Signature] who is personally known to me or who has produced PERSONALLY KNOWN as identification.

[Signature of Patricia A. Bergquist] (Signature of Notary Public)



Patricia A. Bergquist My Commission DD275991 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 RESIDENTIAL-C TO RESIDENTIAL-B FOR PROPERTY LOCATED ON WILDWOOD DRIVE ADJACENT TO AND ACROSS FROM OLD PLANTATION DRIVE AND OSCEOLA TRAIL; PROVIDING FOR FINDINGS OF FACT, FINDINGS OF CONSISTENCY, AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

NOTICE IS HEREBY GIVEN that this item is continued before the St. Johns County Board of County Commissioners on Tuesday, May 2, 2006 at 9:00 a.m. public hearing to consider adoption of proposed amendments to the St. Johns County Future Land Use Map of the 2015 Comprehensive Plan. Proposed amendments include changing the Future Land Use Map Designation from Residential-C to Residential-B. 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 approximately 90 +/- acres and is located on Wildwood Drive adjacent to and across from Old Plantation Drive and Osceola Trail. A complete description is available in the St. Johns County Planning Office. This is a request to amend the Future Land Use Map Designation from Residential-C 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 ACPA 2005-03 Governor's Plantation-Heartwood, 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 meeting or hearing, he will need a record of the proceedings and for such purpose he may need to ensure that a verbatim record of the proceedings is 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) 209-0650 or at the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, 32084. 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. BOARD OF COUNTY COMMISSIONERS ST. JOHNS COUNTY, FLORIDA JAMES BRYANT, CHAIRMAN FILE NUMBER: ACPA 2005-03 Governor's Plantation-Heartwood L1145-6 Apr 29, 2006