

**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 RURAL SILVICULTURE (R/S) TO RESIDENTIAL - C, FOR THE PROPERTY LOCATED SOUTH OF DEERCHASE DRIVE AT TAHOE LANE WEST OF WILDWOOD DRIVE CONTAINING APPROXIMATELY 9.9 ACRES; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE.**

**WHEREAS**, Chapter 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;

**WHEREAS**, Section 163.3184, 163.3187 and 163.3189 Florida Statutes provide 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 Comprehensive Plan is amended to change the Future Land Use Map designation from **Rural/Silvicultural (R/S) to Residential – C** for the property located south of Deerchase Drive at Tahoe Lane, west of Wildwood Drive containing approximately 9.9 acres of land, as shown on **EXHIBITS A AND B**, based upon 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 95-5, Florida Administrative Code.
- (c) The amendment is consistent with the applicable sections of the St. Johns County Comprehensive Plan and the Land Development Code.

**SECTION 2.** The remaining portions of the St. Johns County Comprehensive Plan, Ordinance No. 2000-34, as amended 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 portions shall be deemed a separate, distinct and independent provision and shall not affect 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 21<sup>st</sup> DAY OF July 2009.**

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

BY: Cyndi Stevenson  
Cyndi Stevenson, Chair

RENDITION DATE 07/23/09

ATTEST: Cheryl Strickland, Clerk  
BY: Wannae King  
Deputy Clerk

Effective Date: 08/28/09



**INDUSTRIAL**

1972 1912026 1812026

COMMUNITY COMMERCIAL

**EXHIBIT A**  
From Rural Silviculture  
to Residential C

**RESIDENTIAL-B**

Stone Wolf Tr

CONSERVATION

PARKS AND  
OPEN SPACE

**RESIDENTIAL-C**  
S Winterhawk Dr

Wildwood Dr

RES-C

Carter Rd

Watson

**RESIDENTIAL-B**

**RURAL  
SILVICULTURE**

**RURAL  
SILVICULTURE**

Interstate 95

**RESIDENTIAL-B**

## EXHIBIT B

### LEGAL DESCRIPTION

Parent Tract Legal Description:

Commence at the Northwest corner of Section 14, Township 8 South, Range 29 East, St. Johns County, Florida, thence run  $S00^{\circ}43'49''E$  along the west line of said Section 14, 720 feet to the point of beginning; Thence continue to run  $S00^{\circ}43'49''E$ , 400 feet; thence run  $N89^{\circ}02'00''E$ , 1696.89 feet; thence run  $N00^{\circ}58'00''W$ , 400 feet; thence run  $S89^{\circ}02'00''W$ , 1695.25 feet to the point of beginning. Parcel comprises 15.57 acres, more or less.

St. Johns County Parcel Identification Number: 137348-0000

Comprehensive Plan Amendment Parcel Legal Description:

Commence at the Northwest corner of Section 14, Township 8 South, Range 29 East, St. Johns County, Florida, thence run  $S00^{\circ}43'49''E$  along the west line of said Section 14, 1120 feet; thence run  $N89^{\circ}02'00''E$ , 616.89 feet to the point of beginning; thence continue to run  $N89^{\circ}02'00''E$ , 1080 feet; thence run  $N00^{\circ}58'00''W$ , 400 feet; thence run  $S89^{\circ}02'00''W$ , 1080 feet; thence run  $S00^{\circ}58'00''E$ , 400 feet to the point of beginning. Parcel comprises 9.92 acres, more or less.

JUL - 9 2009

# The St. Augustine Record

COPY OF ADVERTISEMENT

PUBLISHED EVERY MORNING SUNDAY THRU SATURDAY  
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA,  
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **KAREN J. BRANNON**

who on oath says that she is an Employee of the St. Augustine Record,  
a daily newspaper published at St. Augustine in St. Johns County, Florida:

that the attached copy of advertisement being a **NOTICE OF PUBLIC HEARING**

In/the matter of **CPA(SS) 2006-13 DEERCHASE DRIVE RESIDENTIAL PARCEL**

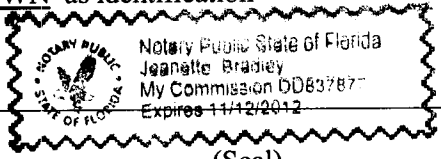
was published in said newspaper **JULY 7, 2009**

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 7th day of **JULY, 2009**

by Karen J. Brannon who is personally known to me  
or who has produced **PERSONALLY KNOWN** as identification

Jeanette Bradley  
(Signature of Notary Public)  
JEANETTE BRADLEY



(Seal)

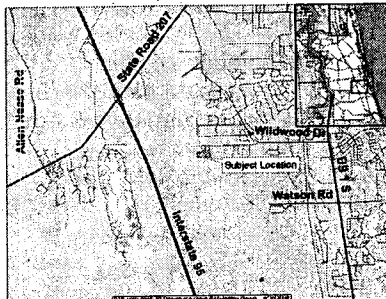
# NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF A PROPOSED SMALL SCALE AMENDMENT TO THE FUTURE LAND USE MAP OF THE ST. JOHNS COUNTY 2015 COMPREHENSIVE PLAN.

NOTICE IS HEREBY GIVEN that the St. Johns County Board of County Commissioners on Tuesday, July 21, 2009 at 9:00 a.m. will hold a public hearing to issue a decision on

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 RURAL SILVICULTURE (R/S) TO RESIDENTIAL C, FOR THE PROPERTY LOCATED SOUTH OF DEERCHASE DRIVE AT TAHOE LANE WEST OF WILDWOOD DRIVE CONTAINING APPROXIMATELY 9.9 ACRES; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE.

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 hearing to be heard regarding the proposed amendment. Items not heard by 6pm shall automatically be continued until 9 am the following day, unless otherwise directed by the Board.

The subject property is 9.9 acres and is located south of Stone Gate's S/D & Woodridge Lane within St. Johns County. 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 to Residential C.



The proposed amendment is known as File Number CPA(SS) 2006-13 Deerchase Residential Parcel, and is available for review at the local County Planning Office and Libraries and may be examined by interested parties prior to said public hearing.

Interested parties may appear at the meeting and be heard with respect to the proposed ordinance.

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)209-0650 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 CYNDI STEVENSON, CHAIRMAN  
FILE NUMBER: CPA(SS) 2006-13 Deerchase Drive Residential Parcel  
ST. JOHNS COUNTY, FLORIDA