

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 RESIDENTIAL-B (RES-B) TO RURAL/SILVICULTURAL (R/S), FOR THE PROPERTY LOCATED APPROXIMATELY ONE MILE NORTH OF ADAMS ACRE ROAD, NORTHEAST OF CR 214 AND I-95, 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 **Residential – B to Rural/Silviculture (R/S)** for the property located approximately one mile north of Adams Acre Road, northeast of CR 214 and I-95, 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 9J-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

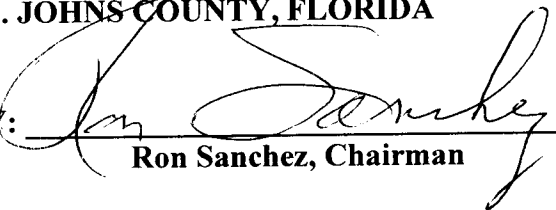
portions shall be deemed a separate, distinct and independent provision and shall not affect the validity of the remaining portions.

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.

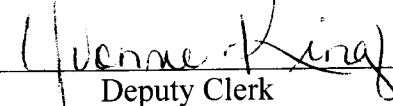
PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 3rd DAY OF November 2009.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

BY: 
Ron Sanchez, Chairman

REVISION DATE 11/05/09

ATTEST: Cheryl Strickland, Clerk

BY: 
Deputy Clerk

Effective Date: December 14, 2009



EXHIBIT A
From RESIDENTIAL-B
To RURAL SILVICULTURE

RESIDENTIAL-B

**RURAL
SILVICULTURE**

Morgans Treasure Rd

Interstate 95

**RURAL
SILVICULTURE**

CR 214

EXHIBIT B

A SKETCH SHOWING

A portion of Section 54, Mary Fontane Grant, Township-7-South, Range-29-East, St. Johns County, Florida and being more particularly described as follows:

Commence at the Northeast corner of said Section 54, Mary Fontane Grant; thence South 00°07'49" West, along the East line of said Section 54, 3033.18 feet to the Southwest corner of Section 22, same being the Northwest corner of Section 27 of said Township and Range; thence continue along said East line of Section 54, Mary Fontane Grant, South 00°40'03" East, 110.01 feet to its intersection with the South line of a Florida Power & Light easement recorded in Official Records Book 479, Page 677 of the Public Records of said St. Johns County; thence departing said East line of Section 54, South 88°39'23" West, along aforementioned South line of said Florida Power & Light easement, 2633.00 feet to the Point of Beginning; thence departing last said easement line, South 01°20'37" East, 332.00 feet; thence South 88°39'23" West, parallel with said South easement line, 1300.00 feet; thence North 01°20'37" West, 332.00 feet to a point on the aforementioned South line of said Florida Power & Light easement; thence North 88°39'23" East, along last said South easement line, 1300.00 feet to the Point of Beginning.

Containing 9.91 acres, more or less

NOTES:

- 1.) THIS IS NOT A BOUNDARY SURVEY. NO FIELD WORK WAS PERFORMED IN PREPARATION OF THIS SKETCH.
- 2.) BEARINGS AND COORDINATES SHOWN HEREON REFER TO THE FLORIDA STATE PLANE COORDINATES SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT (NAD 83/90), U.S. SURVEY FEET AND ARE BASED ON ST. JOHNS COUNTY GEODETIC CONTROL MONUMENTS ELLZEY (N 2,030,457.6686, E 524,684.3800), G027 (N 2,029,704.2417, E 544,729.9266), G048 (N 2,005,177.8290, E 526,576.5123), AND WOOLPERT 0358 (N 2,006,939.85, E 543,470.02).
- 3.) IN PREPARING THIS SKETCH, REFERENCE WAS MADE TO A PREVIOUS SURVEY PREPARED BY GEOMATICS CORP, PROJECT NUMBER D-07-1155, DATED 5/15/2007.
- 4.) THE DESCRIPTION SHOWN HEREON WAS PREPARED BY THIS OFFICE FROM THIS SKETCH.
- 5.) THIS SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE ABSTRACT.

THIS SKETCH IS NOT COMPLETE WITHOUT SHEETS 1 AND 2
SEE SHEET 2 FOR SKETCH OF THIS DESCRIPTION.

CERTIFIED TO:
*Roy H. Hinman II, M.D.

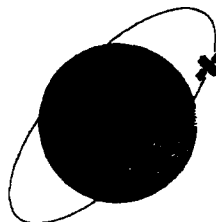
Pablo Ferrari, Florida PSM #5601
Not Valid Without The Signature And Original Raised
Seal Of A Florida Licensed Surveyor & Mapper

GEOMATICS CORP.

SURVEYING-MAPPING-GPS
2804 N. FIFTH STREET, UNIT 101
ST. AUGUSTINE, FL 32084
PHONE (904) 824-3088 FAX (904) 824-5753

840 SOUTH EDGEWOOD AVENUE, SUITE 221
JACKSONVILLE, FL 32205
PHONE (904) 384-0071

LICENSED BUSINESS
FLORIDA #6979 GEORGIA #939
SOUTH CAROLINA #3387 ALABAMA #794



PROJECT No: A-09-1440

DATE: July 12, 2009

CAD FILE: 09-1440.dwg

CHECKED BY: P. Ferrari

DRAWN BY: A. Wallen

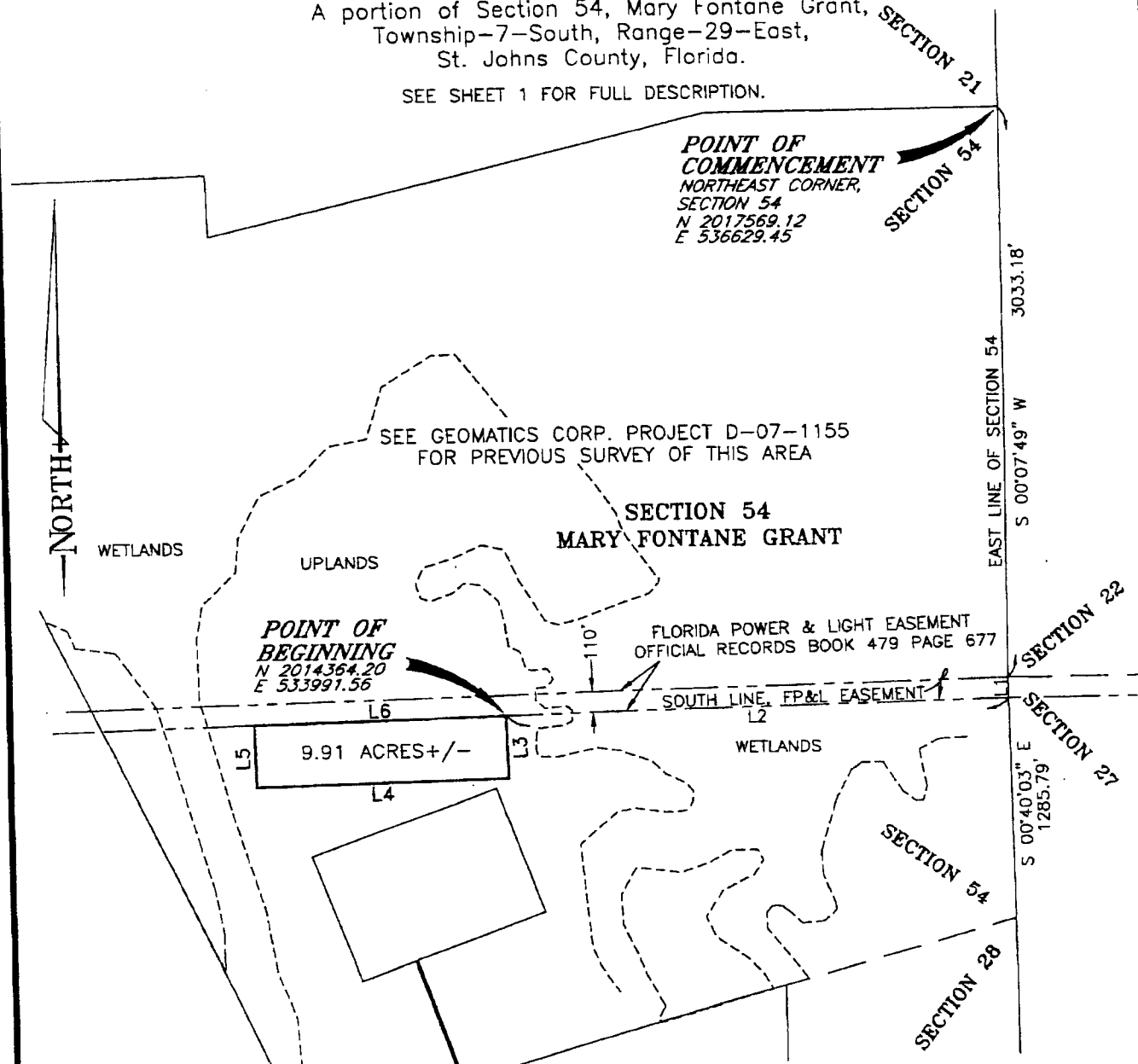
REF: PROJECT D-07-1155

SHEET 1 OF 2

A SKETCH SHOWING

A portion of Section 54, Mary Fontane Grant,
Township-7-South, Range-29-East,
St. Johns County, Florida.

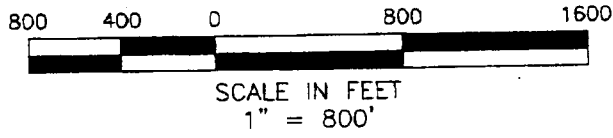
SEE SHEET 1 FOR FULL DESCRIPTION.



- LEGEND -

L1 DENOTES LINE TABLE REFERENCE
 FP&L FLORIDA POWER AND LIGHT
 N 2017569.12 DENOTES STATE PLANE COORDINATE PAIR
 E 536629.45

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 00°40'03" E	110.01'
L2	S 88°39'23" W	2633.00'
L3	S 01°20'37" E	332.00'
L4	S 88°39'23" W	1300.00'
L5	N 01°20'37" W	332.00'
L6	N 88°39'23" E	1300.00'

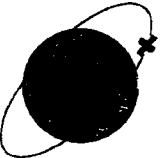


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LICENSED BUSINESS
 FLORIDA #6979 GEORGIA #939
 SOUTH CAROLINA #3367 ALABAMA #794



PROJECT No: A-09-1440
 SHEET 2 OF 2

THIS SKETCH IS NOT COMPLETE WITHOUT SHEETS 1 AND 2
 SEE SHEET 1 FOR DESCRIPTION AND NOTES

THE ST. AUGUSTINE RECORD

COPY OF ADVERTISEMENT

SJC DEVELOPMENT REVIEW
ATTN: NANCY WALES
4040 LEWIS SPEEDWAY
SAINT AUGUSTINE FL 32084

Ref.#: L3627-9
P.O.#: HINMAN PROP

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

STATE OF FLORIDA,
COUNTY OF ST. JOHNS

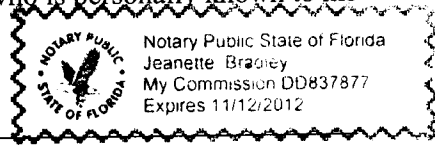
Before the undersigned authority personally appeared **ULINDA E. VERSTRAATE** who on oath says that he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida: that the attached copy of advertisement being a **NOTICE OF HEARING** In the matter of **CPA(SS) 2009-03 - HINMAN PROPERTY** was published in said newspaper on **10/19/2009**

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 has 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/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 19th day of Oct 2009 by Ulinda E Verstraate who is personally known to me or who has produced as identification

Jeanette Bradley

(Signature of Notary Public)



(Seal)

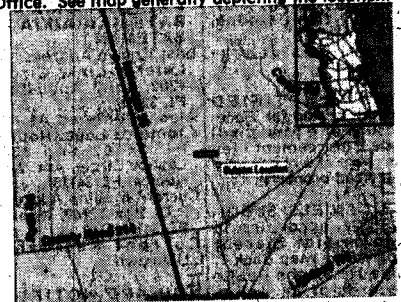
NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF A PROPOSED SMALL SCALE AMENDMENT TO THE FUTURE LAND USE MAP OF THE ST. JOHNS COUNTY 2015 COMPREHENSIVE PLAN.

NOTICE IS HEREBY GIVEN that the St. Johns County Board of County Commissioners Meeting on **Tuesday, November 3, 2009 at 7:00 AM**, 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 RESIDENTIAL B (RES-B) TO RURAL SILVICULTURE (RS), FOR THE PROPERTY LOCATED APPROXIMATELY ONE MILE NORTH OF ADAMS ACRES ROAD, NORTHEAST OF CR214 AND 1-95, 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, 500 San Sebastian View, St. Augustine, Florida. All interested parties may appear at the public hearing to be heard regarding the proposed amendment.

The subject property is 9.90 acres and is located approximately One Mile North of Adams Acres Road, 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 Residential-B to Rural Silviculture.

The proposed amendment is known as File Number **CPA(SS) 2009-03 Hinman 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 hearing. Items not heard by 6 pm shall automatically be continued until 9 am the following day, unless otherwise directed by the Board.

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) 207-0650 at the County Administration Building, 500 San Sebastian View, 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.

**BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
CYNDI STEVENSON, CHAIR
FILE NUMBER: CPA(SS) 2009-03 Hinman Property
L3627-9 OCT 19, 2009**



FLORIDA DEPARTMENT of STATE

CHARLIE CRIST
Governor

STATE LIBRARY AND ARCHIVES OF FLORIDA

KURT S. BROWNING
Secretary of State

November 10, 2009

Ms. Cheryl Strickland
Clerk of the Circuit Court
St. Johns County
4010 Lewis Speedway
St. Augustine, Florida 32084-8637

FILED
2009 NOV 13 AM 9:00
CLERK OF CIRCUIT COURT AND
ST. JOHNS COUNTY FL

Attention: Ms. Yvonne King, Deputy Clerk

Dear Ms. Strickland:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letter dated November 6, 2009 and certified copies of St. Johns County Ordinance Nos. 2009-46 through 2009-48, which were filed in this office on November 9, 2009.

Sincerely,

Liz Cloud
Program Administrator

LC/srd

DIRECTOR'S OFFICE

R.A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399-0250
850.245.6600 • FAX: 850.245.6735 • TDD: 850.922.4085 • <http://dlis.dos.state.fl.us>

COMMUNITY DEVELOPMENT
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