

ORDINANCE NO. 2014 - 59

**AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING THE 2025 COMPREHENSIVE PLAN, ORDINANCE NO. 2010-38, AS AMENDED, TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM RURAL/SILVICULTURE TO RESIDENTIAL B, FOR APPROXIMATELY 33.3 ACRES LOCATED NORTH OF CR 210, WEST OF ST. JOHNS PARKWAY AND EAST OF GREENBRIAR ROAD; 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 and 163.3187 Florida Statutes provide the process for the adoption of Comprehensive Plan amendments; and,

**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 Map designation from **Rural/Silviculture to Residential – B** for approximately 33.3 acres of land located north of CR 210, west of I-95, as described and shown on the attached **EXHIBITS A and B**.

**SECTION 2.** The 2025 Comprehensive Plan amendment described in Section 1 are 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 Northeast Florida Strategic Regional Policy Plan.
- (c) The amendment is consistent with the applicable sections of the St. Johns County Comprehensive Plan and the Land Development Code.

**SECTION 3.** The remaining portions of the St. Johns County Comprehensive Plan, Ordinance No. 2010-38, as amended and the 2025 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 4.** 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 5.** These amendments to the St. Johns County Comprehensive Plan shall be effective 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely, challenged, within 30 days after adoption, the amendment does not become effective until the state land planning agency or Administration Commission enters a final order determining the adopted amendment to be in compliance.

**SECTION 6.** 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.

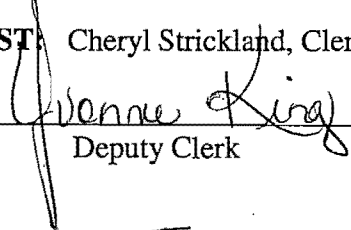
**PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 16<sup>th</sup> DAY OF December 2014.**

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

BY:   
Priscilla L. Bennett, Chairman

RENDITION DATE December 18, 2014

ATTEST: Cheryl Strickland, Clerk

BY:   
Deputy Clerk

Effective Date: January 29, 2015  
~~December 29, 2014~~ yek



# EXHIBIT A

2025 Future Land Use  
From RURAL SILVICULTURE  
to RESIDENTIAL B

RUR/SYLV

Subject Property

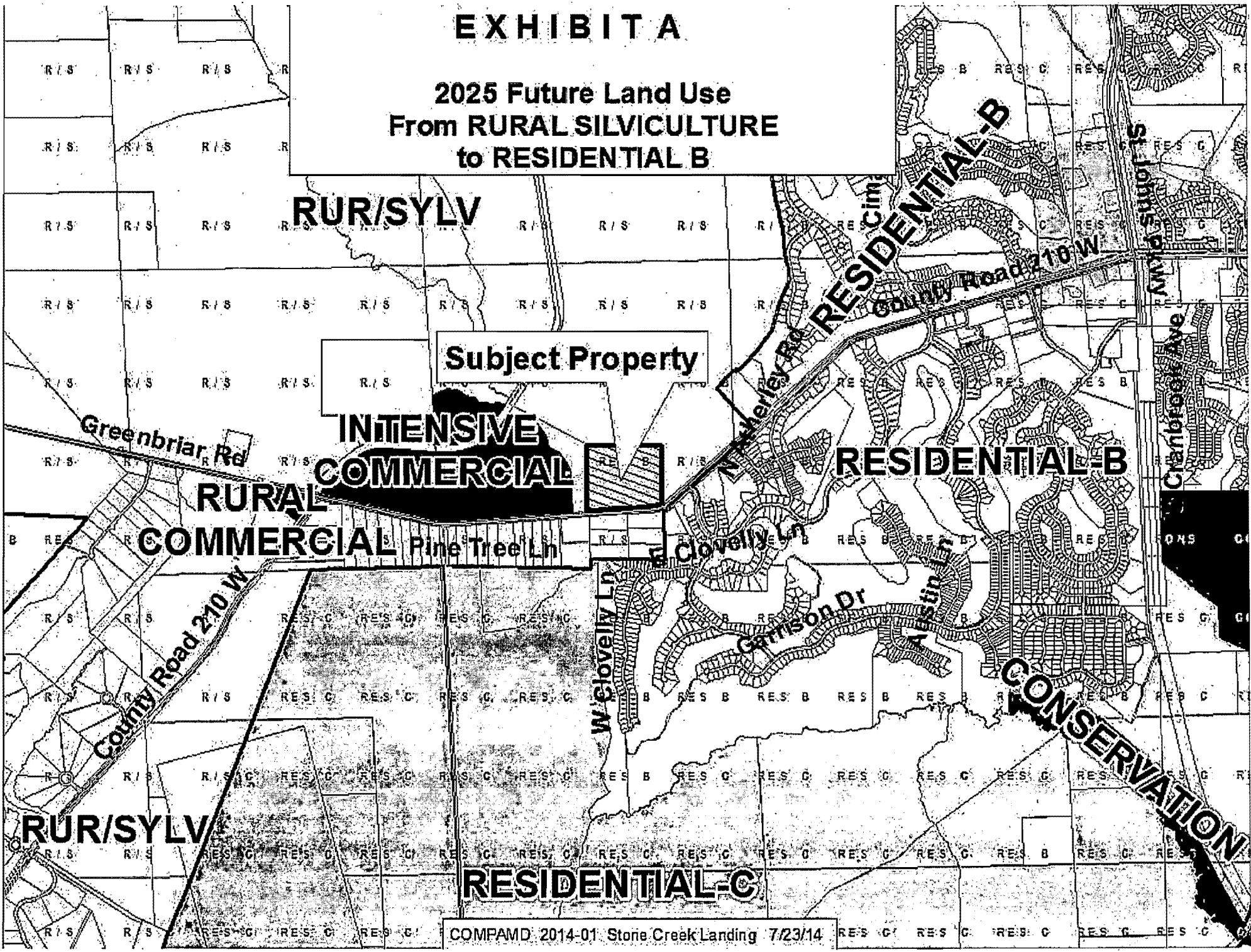
INTENSIVE  
COMMERCIAL

RESIDENTIAL-B

RURAL  
COMMERCIAL

CONSERVATION

RESIDENTIAL-C



# **EXHIBIT B**

STONE CREEK LANDING

COMPAMD 2014-01

LEGAL DESCRIPTION:

A PARCEL OF LAND, BEING A PART OF THE SOUTH 165.0 FEET OF THE NORTHWEST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$ ; AND PART OF THE SOUTHWEST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$ ; TOGETHER WITH THE SOUTH 166.42 FEET OF THE NORTH  $\frac{1}{2}$  OF THE NORTHWEST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  AND THE SOUTH  $\frac{1}{2}$  OF THE NORTHWEST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE WEST LINE OF SAID SOUTHWEST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  WITH THE NORTHERLY RIGHT OF WAY LINE AT STATE ROAD NO. 210 (A 100 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 85 DEGREES 55 MINUTES 10 SECONDS EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1,118.56 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 427.46 FEET; THENCE, CONTINUE ALONG AND AROUND SAID CURVE, A LENGTH OF 188.82 FEET, SAID CURVE IS SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 73 DEGREES 15 MINUTES 53 SECONDS EAST, 187.29 FEET TO THE EASTERLY LINE OF SAID SOUTHWEST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$ ; THENCE NORTH 02 DEGREES 10 MINUTES 52 SECONDS WEST ALONG SAID EASTERLY LINE, A DISTANCE OF 1024.41 FEET; THENCE NORTH 89 DEGREES 12 MINUTES 50 SECONDS WEST, A DISTANCE OF 1,296.71 FEET TO AN INTERSECTION WITH THE AFOREMENTIONED WEST LINE OF THE SOUTHWEST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$ ; THENCE SOUTH 1 DEGREE 58 MINUTES 26 SECONDS EAST, ALONG LAST SAID LINE, A DISTANCE OF 1,175.68 FEET TO THE POINT OF THE BEGINNING.

# 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 **HALEY COOK**

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 **DISPLAY AD**

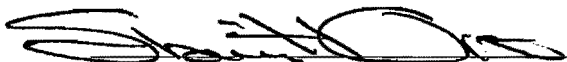
In/the matter of **COMPAMD 2014-01 STONE CREEK LANDING NOTICE**  
was published in said newspaper **OCTOBER 22, 2014**

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.

  
\_\_\_\_\_  
HALEY COOK

Sworn to and subscribed before me this **22nd day of OCTOBER, 2014.**

by HALEY COOK who is personally known to me  
or who has produced PERSONALLY KNOWN as identification

  
(Signature of Notary Public)



**SHAWNE H ORDONEZ**  
MY COMMISSION # EE212989  
EXPIRES July 01, 2016  
FloridaNotaryService.com  
(Seal)

(407) 398-0153

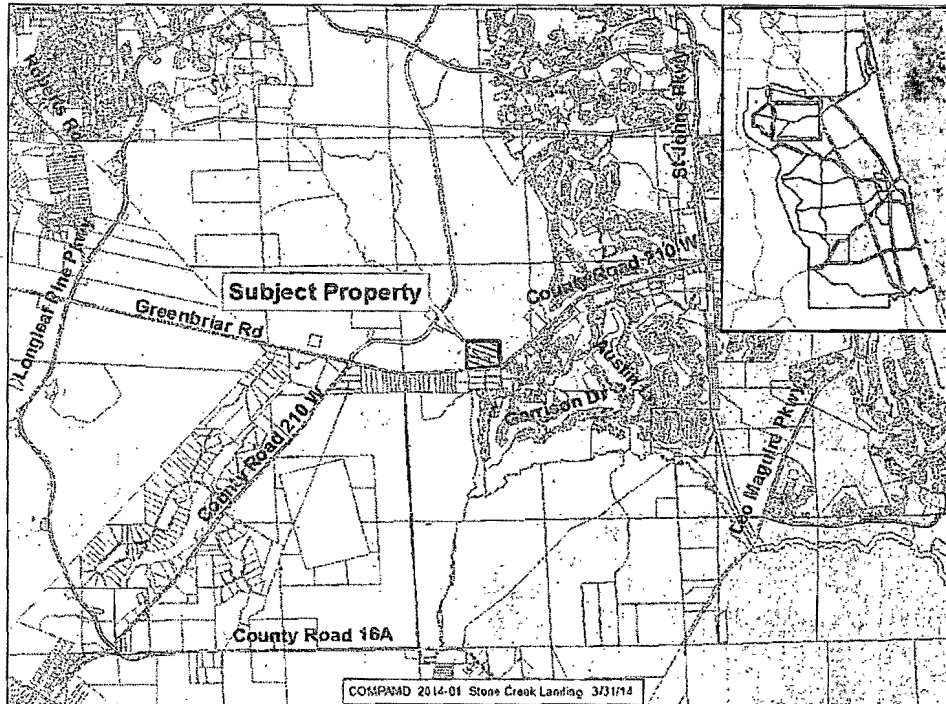
# NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF A PROPOSED COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAP OF THE ST. JOHNS COUNTY 2025 COMPREHENSIVE PLAN

NOTICE IS HEREBY GIVEN that the Planning and Zoning Agency on Thursday, November 6, 2014 at 1:30 p.m. and the St. Johns County Board of County Commissioners on Tuesday, December 16, 2014 at 9:00 a.m., will each hold public hearings, as follows: The Planning and Zoning Agency to consider and issue a recommendation on the adoption of a proposed comprehensive plan amendment to the St. Johns County Future Land Use Map of the 2025 Comprehensive Plan and the Board of County Commissioners will consider whether or not to transmit the same proposed comprehensive plan amendment to the St. Johns County Future Land Use Map of the 2025 Comprehensive Plan, with the following styled ordinance:

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING THE 2025 COMPREHENSIVE PLAN, ORDINANCE NO. 2010-38, AS AMENDED, TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM RURAL/SILVICULTURE TO RESIDENTIAL B FOR APPROXIMATELY 33.3 ACRES LOCATED ON NORTH SIDE OF CR 210, WEST SIDE OF ST. JOHNS PARKWAY AND EAST OF GREENBRIAR ROAD; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE.

Said hearings 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 hearings to be heard regarding any or all of the proposed amendment. Board of County Commissioner items not heard by 6 pm shall automatically be continued until 9 am the following day, unless otherwise directed by the Board.

The subject property includes 33.3 +/- acres and is located North side of CR 210, west side of St. Johns Parkway and east of Greenbriar Road, within St. Johns County, Florida. See attached map generally depicting the location (Exhibit A). A complete description is available in the St. Johns County Planning Office.



The proposed change is known as File Number COMPAMD 2014-01 Stone Creek Landing, and is available for review in the Planning Division of the Growth Management Services Department, at the Permit Center, 4040 Lewis Speedway, St. Augustine, Florida and may be examined by interested parties prior to said public hearings.

Interested parties may appear at the public hearings to be heard regarding the proposed amendment.

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 or an interpreter to participate in this proceeding should contact the County's ADA Coordinator at (904) 209-0650 or at the County Administration Building, 500 Sebastian View, St. Augustine, Florida, 32084. Hearing impaired persons, call Florida Relay Service (1 800 955 8770), no later than 5 days prior to the meeting.

PLANNING AND ZONING AGENCY  
ST. JOHNS COUNTY, FLORIDA  
DICK WILLAIMS, CHAIR

BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA  
JOHN H. MORRIS, CHAIR



**FLORIDA DEPARTMENT *of* STATE**

**RICK SCOTT**  
Governor

**KEN DETZNER**  
Secretary of State

December 19, 2014

Ms. Cheryl Strickland  
Secretary  
St. Johns County  
500 San Sebastian View  
St. Augustine, Florida 32084

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 electronic copy of St. Johns Ordinance No. 2014-59, which was filed in this office on December 19, 2014.

Sincerely,

Ernest L. Reddick  
Program Administrator

ELR/lb

CHERYL STRICKLAND  
CLERK COUNTY COMMISSION  
ST. JOHNS COUNTY FL

2014 DEC 19 AM 10:10

FILED