

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 C AND ADD A TEXTUAL POLICY LIMITING THE NUMBER OF LOTS, WHICH SHALL NOT EXCEED 99 LOTS ON 37.24 ACRES OF LAND LOCATED ON THE WEST SIDE OF RUSSELL SAMPSON ROAD; 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;

WHEREAS, Section 163.3184 and 163.3187 Florida Statutes provide 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 Comprehensive Plan is amended to change the Future Land Map designation from **Rural Silviculture to Residential – C** on 37.24 acres of land located on the west side of Russell Sampson Road and add a Textual Policy limiting the number of lots, which shall not exceed 99 lots as described and shown on the attached **EXHIBIT A, B, and C**.

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.

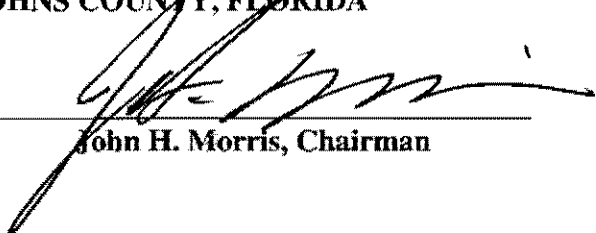
SECTION 4. Should any section, subsection, sentence, clause, phrase or portion of this ordinance be held invalid or unconstitutional by any court of competent jurisdiction, such portions shall be deemed a separate, distinct and independent provision and shall not affect the validity of the remaining 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.

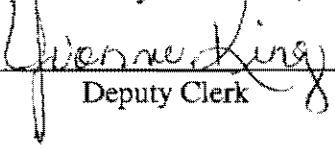
PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 18th **DAY OF** February **2014.**

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

BY: 
John H. Morris, Chairman

RENDITION DATE 02-20-14

ATTEST: Cheryl Strickland, Clerk

BY: 
Deputy Clerk

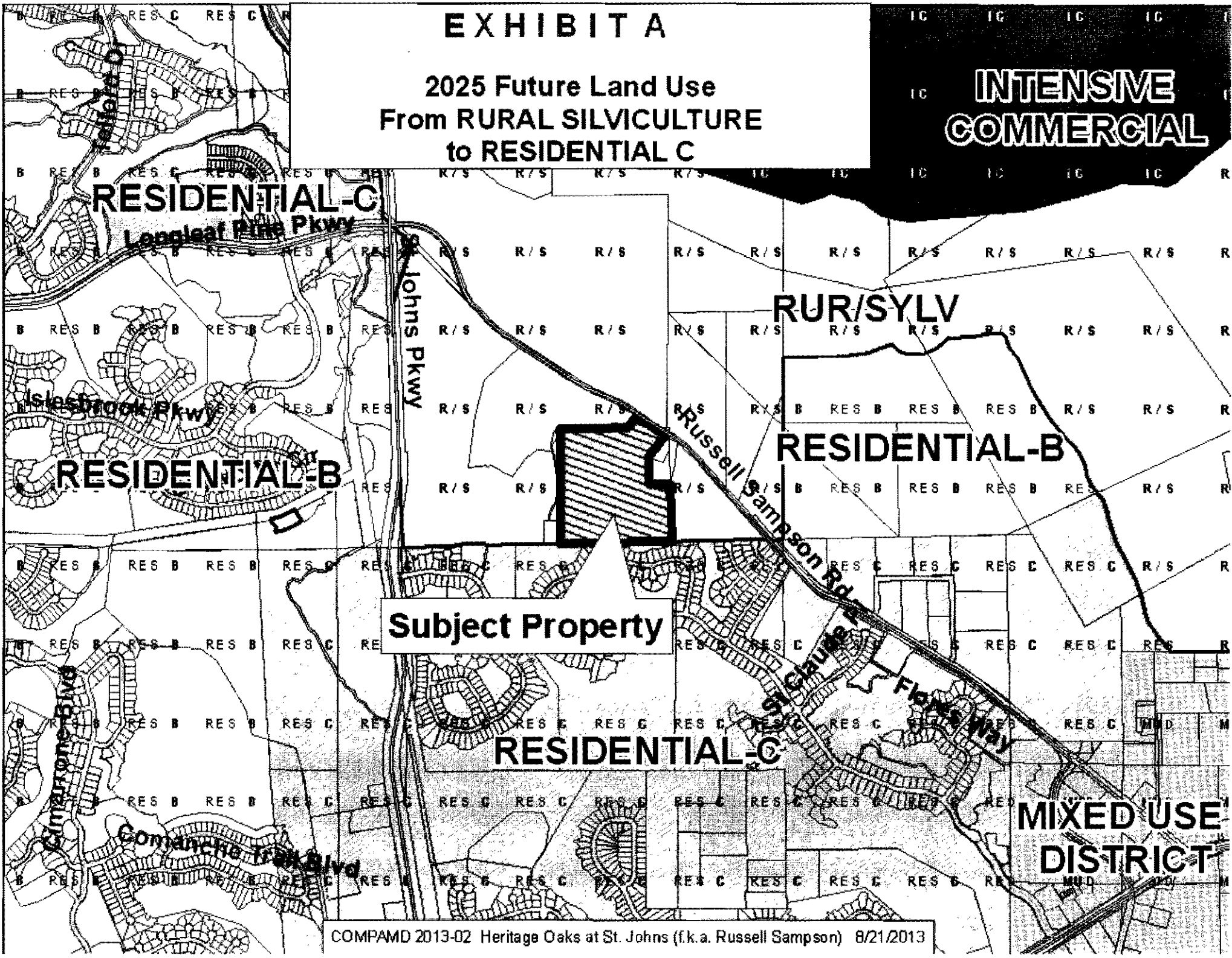
Effective Date: 04-07-14



EXHIBIT A

2025 Future Land Use From RURAL SILVICULTURE to RESIDENTIAL C

**INTENSIVE
COMMERCIAL**



Subject Property

EXHIBIT B

PARCEL A:

A PORTION OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF RUSSELL SAMPSON ROAD (A VARIABLE WIDTH RIGHT OF WAY) WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 7, THENCE NORTH 56 DEGREES 46 MINUTES 09 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE, 49.87 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 56 DEGREES 46 MINUTES 09 SECONDS WEST ALONG SAID RIGHT OF WAY LINE, 415.89 FEET; THENCE SOUTH 34 DEGREES 55 MINUTES 13 SECONDS WEST, 500.22 FEET; THENCE SOUTH 56 DEGREES 46 MINUTES 09 SECONDS EAST, 388.94 FEET; THENCE NORTH 37 DEGREES 59 MINUTES 52 SECONDS EAST, 501.74 FEET TO THE POINT OF BEGINNING.

PARCEL B:

A PORTION OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF RUSSELL SAMPSON ROAD (A VARIABLE WIDTH RIGHT OF WAY) WITH THE EAST LINE OF SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 7; THENCE NORTH 56 DEGREES 46 MINUTES 09 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE 465.76 FEET; THENCE SOUTH 34 DEGREES 55 MINUTES 13 SECONDS WEST, 184.85 FEET TO A POINT LYING ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 7 AND BEING THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 10 MINUTES 37 SECONDS WEST, ALONG SAID LAST MENTIONED LINE, AND THE WESTERLY PROLONGATION THEREOF, A DISTANCE OF 789.94 FEET TO A POINT LYING ON THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 7; THENCE SOUTH 00 DEGREES 11 MINUTES 04 SECONDS WEST, ALONG SAID LINE 1356.46 FEET TO A POINT LYING ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 18 AND BEING THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 7; THENCE NORTH 88 DEGREES 50 MINUTES 28 SECONDS EAST ALONG SAID LINE, 1320.34 FEET TO THE AFORESAID EAST LINE; THENCE NORTH 01 DEGREE 58 MINUTES 09 SECONDS WEST, 677.85 FEET ALONG THE EAST LINE; THENCE DEPARTING SAID EAST LINE, SOUTH 88 DEGREES 48 MINUTES 52 SECONDS WEST 249.59 FEET; THENCE NORTH 02 DEGREES 03 MINUTES 00 SECONDS WEST, 319.74 FEET; THENCE SOUTH 37 DEGREES 59 MINUTES 52 SECONDS WEST, 175.96 FEET; THENCE NORTH 56 DEGREES 46 MINUTES 09 SECONDS WEST, 388.94 FEET; THENCE NORTH 34 DEGREES 55 MINUTES 13 SECONDS EAST, 335.37 FEET TO THE POINT OF BEGINNING.

Except that portion of property lying north of Russell Sampson Road.

EXHIBIT C

The proposed Text Amendment Policy A.1.11.1 h. (8), Site- Specific Limitations on the density / intensity, to add A.1.11.1.h (8) (i), limiting the development of Heritage Oaks at St Johns to 99 residential units

The property known as Heritage Oaks at St Johns, legally described in Ordinance 2014 - 8 (the "Ordinance") assigned a Residential C Future Land Use designation under the Ordinance. The gross development of said property shall not exceed 99 residential dwelling units. Proposed changes to increase the allowed development of the subject property are subject to the provisions of Chapter 163, Florida Statutes, regarding large scale amendment of the Comprehensive Plan

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 **SHAWNÉ H. ORDONEZ**

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 **DISPLAY AD**

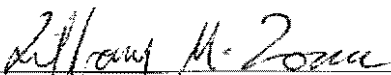
In/the matter of **NOTICE OF HEARING – COMPAMD 2013-02 HERITAGE OAKS-**
was published in said newspaper **JANUARY 8, 2014**

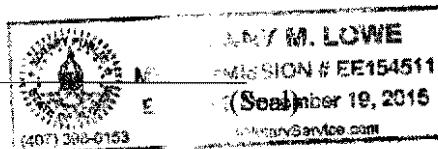
Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in said St. Johns County, Florida, and that the said newspaper heretofore been continuously published in said St. Johns County, Florida, each day and has been entered as second class mail matter at the post 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 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.


SHAWNÉ H. ORDONEZ

Sworn to and subscribed before me this **8TH** day of **JANUARY, 2014.**

by **SHAWNÉ H. ORDONEZ** who is personally known to me
or who has produced **PERSONALLY KNOWN** as identification


(Signature of Notary Public)





FLORIDA DEPARTMENT of STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

February 27, 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 Ordinance No. 2014-8, which was filed in this office on February 27, 2014.

Sincerely,

Liz Cloud
Program Administrator

LC/elr

2014 FEB 27 PM 12:37