

ORDINANCE 2015 - 4

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REGARDING COMPREHENSIVE PLANNING; AMENDING THE 2025 ST. JOHNS COUNTY COMPREHENSIVE PLAN, ORDINANCE 2010-38, AS AMENDED; AMENDING THE FUTURE LAND USE MAP DESIGNATION FROM RURAL/SILVICULTURE (R/S) TO INTENSIVE COMMERCIAL (IC) FOR APPROXIMATELY FIVE (5) ACRES OF LAND LOCATED SOUTH OF RACE TRACK ROAD, WEST OF I-95; AMENDING THE FUTURE LAND USE ELEMENT TEXT AND FUTURE LAND USE MAP TO ESTABLISH AND DESIGNATE THE GEOGRAPHIC EXTENT OF AN URBAN SERVICE AREA IN ACCORDANCE WITH CHAPTER 163.3164(50), FLORIDA STATUTES, FOR APPROXIMATELY 1,624 ACRES LOCATED SOUTH OF RACE TRACK ROAD, EAST AND WEST OF I-95, AND ADD A TEXTUAL POLICY CONCERNING DEVELOPMENT; AMENDING THE CAPITAL IMPROVEMENTS ELEMENT IN ACCORDANCE WITH CHAPTER 163.3164(50), FLORIDA STATUTES; PROVIDING EXEMPTION FROM THE STATE DEVELOPMENT OF REGIONAL IMPACT REVIEW PROCESS WITHIN THE URBAN SERVICE AREA IN ACCORDANCE WITH CHAPTER 380.06(29)(C)(3), FLORIDA STATUTES; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR FINDINGS OF CONSISTENCY; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR 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;

WHEREAS, Section 163.3164(50), Florida Statutes (2014), provides for the creation of an Urban Service Area by amendment of the Comprehensive Plan designating an area where public facilities and services are already in place or identified in the capital improvements element;

WHEREAS, Policy A.1.2.9 of the St. Johns County Comprehensive Plan provides that the County shall investigate the designation of an Urban Service Area as allowed by Florida Statutes, in areas where found appropriate;

WHEREAS, the subject property (the "Property") contains approximately 1,624 acres of real property designated in the Future Land Use Map, the majority of which is designated Intensive Commercial (IC);

WHEREAS, as designated, the Property constitutes the largest contiguous area planned for intensive commercial development in St. Johns County and is uniquely situated to provide commercial services, employment opportunities, and ad valorem tax and sales tax revenues to the County;

WHEREAS, the Property is adjacent to and borders the City of Jacksonville, a Dense Urban Land Area (DULA) exempt from the state Development of Regional Impact review process; and

WHEREAS, due to the large and contiguous area of Intensive Commercial, the extension of public facilities through the site, and the infrastructure improvements to water, sewer and roads, the Board of County Commissioners of St. Johns County finds the property is appropriate for designation as an Urban Service Area and meets the criteria specified in section 163.3164 (50), Florida Statutes (2014).

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY:

Section 1. Future Land Use Map Designation Amendment.

The St. Johns County Comprehensive Plan is amended to change the Future Land Use Map designation from **Rural Silviculture (R/S)** to **Intensive Commercial (IC)** for approximately 5 acres of land located south of Race Track Road, West of I-95, as described and shown on attached **EXHIBIT A and B**.

Section 2. Creation and Designation of the Durbin Creek National Urban Service Area.

The St. Johns County Comprehensive Plan is amended to establish an Urban Service Area in accordance with Chapter 163.3164(50), Florida Statutes (2014). The Future Land Use Map is amended to designate the geographic extent of the Durbin Creek National Urban Service Area for approximately 1,624 acres located south of Race Track Road, East and West of I-95, as described and shown on attached **EXHIBIT C and COMPOSITE EXHIBIT D**. The Future Land Use Element is amended to add a textual policy for the Durbin Creek National Urban Service Area shown on attached **EXHIBIT E**.

Section 3. Capital Improvement Element Amendment.

The St. Johns County Comprehensive Plan Capital Improvement Schedule is amended as shown on attached **EXHIBIT F**. In accordance with Chapter 163.3164(50), Florida Statutes (2014), public facilities and services for the Urban Service Area are already in place or identified in the capital improvements element.

Section 4. Exemption from Development of Regional Impact Review.

In accordance with Chapter 380.06(29)(c)(3), Florida Statutes (2014), development within the Urban Service Area is exempt from the state Development of Regional Impact review.

Section 5. Findings of Fact and Consistency.

1. The foregoing Whereas clauses are ratified and incorporated as the legislative intent of this Ordinance.
2. The 2025 Comprehensive Plan amendments described in section 1, 2, and 3 are based upon the following findings:
 - (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 6. Savings Clause.

The remaining portions of the St. Johns County Comprehensive Plan, Ordinance 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 7. Severability.

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 8. Effective Date.

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 9. Recordation.

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.


PASSED AND ENACTED by the Board of County Commissioners of St. Johns County, Florida, this 3 day of February, 2015.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: 
Priscilla L. Bennett, Chair

Rendition Date: February 5, 2015

ATTEST: Cheryl Strickland, Clerk of Court

By: 
Deputy Clerk

Effective Date: March 18, 2015



EXHIBIT A

2025 Future Land Use
From RURAL SILVICULTURE
to INTENSIVE COMMERCIAL

Subject Property

Duval County

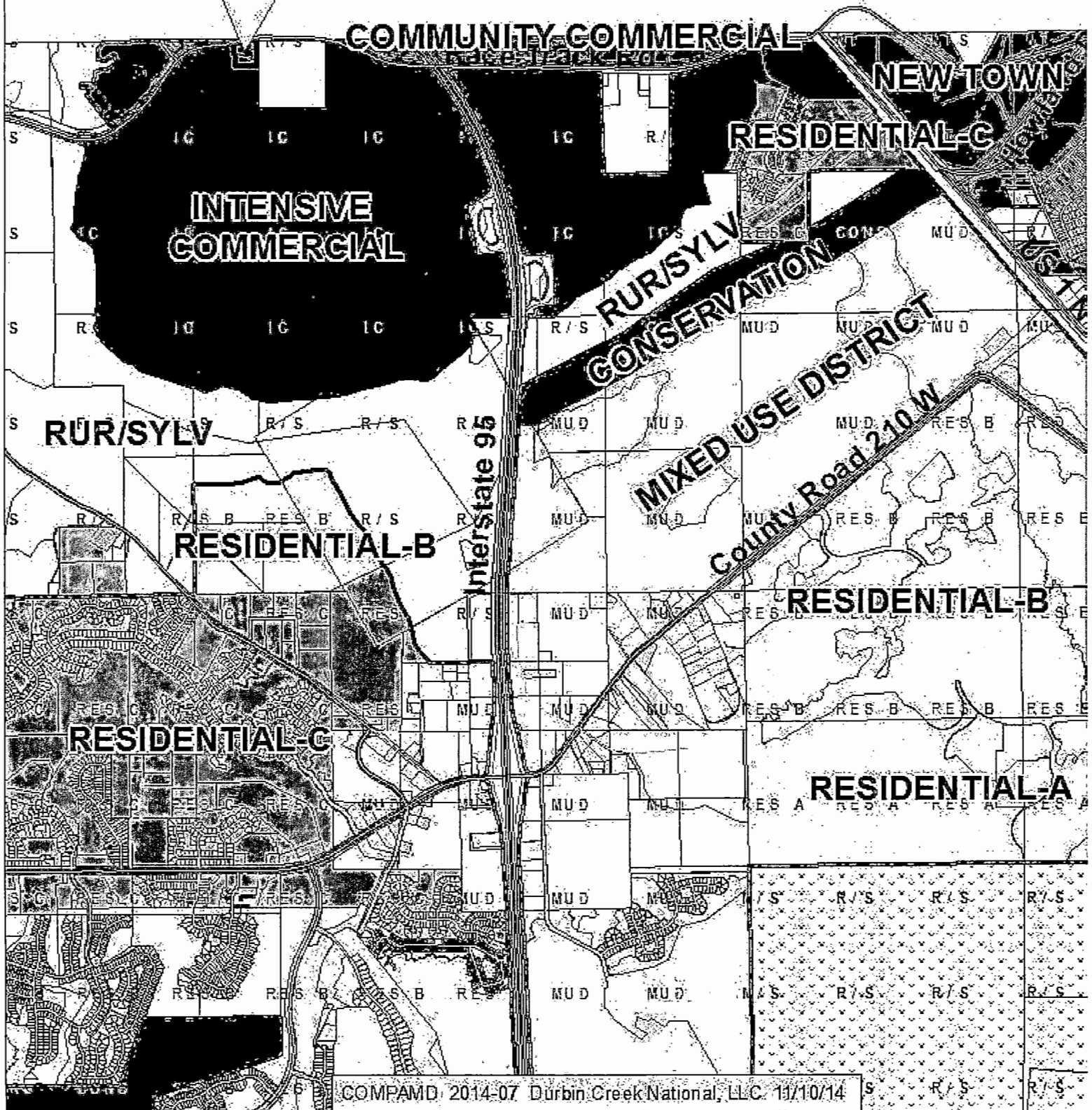


EXHIBIT B
Legal Description
(North Parcel)

A PORTION OF THE NORTHWEST ONE QUARTER OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 5; THENCE NORTH 89°46'43" EAST ALONG THE NORTHERLY LINE OF SAID SECTION 5, A DISTANCE OF 1215.48 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF RACE TRACK ROAD, A VARIABLE WIDTH RIGHT-OF-WAY AS SHOWN OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION NO. 78000-2528, SAID POINT LYING ON THE ARC OF A CURVE TO THE SOUTHWEST; THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1125.76 FEET, AN ARC DISTANCE OF 18.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 76°24'53" WEST, 18.00 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 75°57'24" WEST, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 315.03 FEET TO THE EASTERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 2190, PAGE 1582 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE SOUTHERLY AND EASTERLY, ALONG SAID EASTERLY BOUNDARY, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 06°12'35" EAST, 447.52 FEET; COURSE NO. 2: SOUTH 89°42'43" EAST, 412.61 FEET TO THE WESTERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 1225, PAGE 555, SAID PUBLIC RECORDS; THENCE NORTH 00°17'00" EAST, ALONG LAST SAID LINE, 528.19 FEET TO THE AFORESAID NORTHERLY LINE OF SECTION 5; THENCE SOUTH 89°46'43" WEST ALONG LAST SAID LINE, 140.52 FEET TO THE POINT OF BEGINNING.

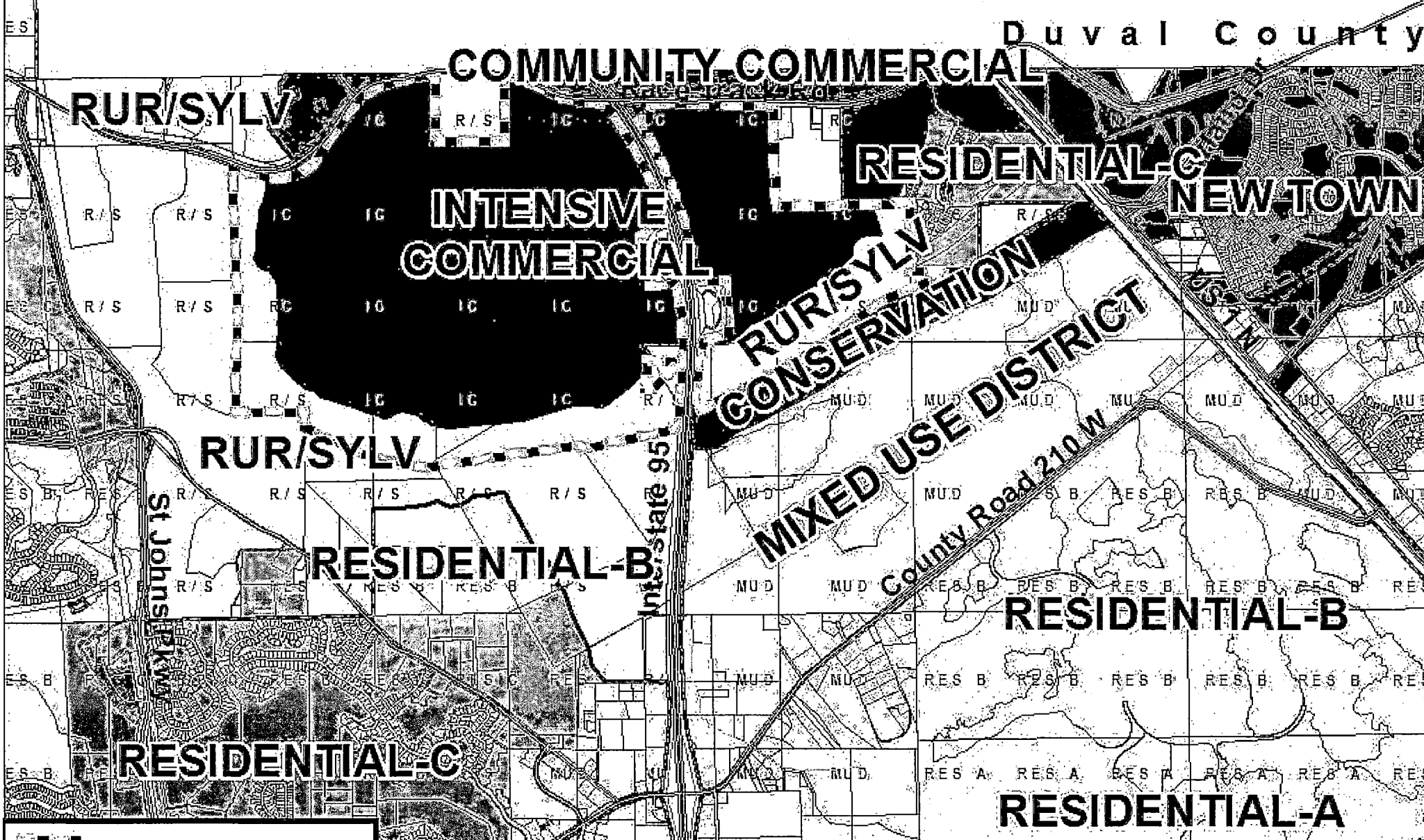
CONTAINING 5.04 ACRES, MORE OR LESS

BEING THE SAME LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORD 656, PAGE 1936 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA.

EXHIBIT C

2025 Future Land Use
Urban Service Area

Duval County



Urban Service Area Boundary

Exhibit D Composite
(West Parcel and East Parcel)

WEST PARCEL

A PORTION OF SECTIONS 4, 5, 6, 7, 8, AND 9, AND A PORTION OF SECTION 46, THE JOSEPH PEAVETT GRANT, ALL LYING IN TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 7, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE NORTH $00^{\circ}02'28''$ WEST, ALONG THE WESTERLY LINE OF SAID SECTION 7 AND ALONG THE EASTERLY LINE OF THOSE LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 813, PAGE 1729, OF THE PUBLIC RECORDS OF SAID COUNTY, 5417.21 FEET TO NORTHERLY LINE OF SAID SECTION 7; THENCE SOUTH $88^{\circ}33'27''$ WEST, ALONG LAST SAID LINE, 2709.70 FEET TO THE NORTHWEST CORNER OF THE NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 7 AND THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1288, PAGE 175, SAID PUBLIC RECORDS, AND THE POINT OF BEGINNING; THENCE NORTH $00^{\circ}53'26''$ EAST, ALONG LAST SAID EASTERLY LINE, 81.44 FEET TO AN ANGLE POINT IN LAST SAID LINE; THENCE NORTH $01^{\circ}22'52''$ WEST, CONTINUING ALONG SAID EASTERLY LINE AND ALONG THE EASTERLY LINE OF THOSE LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 819, PAGE 549 OF SAID PUBLIC RECORDS, 3478.60 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF RACETRACK ROAD (COUNTY ROAD NO. 5, A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING SEVEN (7) COURSES AND DISTANCES; COURSE NO. 1: SOUTH $70^{\circ}23'16''$ EAST, 285.33 FEET TO THE ARC OF A CURVE LEADING EASTERLY; COURSE NO. 2: EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1161.35 FEET, AN ARC DISTANCE OF 309.32 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $78^{\circ}01'04''$ EAST, 308.40 FEET TO THE ARC OF A CURVE LEADING NORTHEASTERLY; COURSE NO. 3: NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 981.00 FEET, AN ARC DISTANCE OF 1288.97 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $72^{\circ}16'04''$ EAST, 1198.23 FEET TO THE POINT OF TANGENCY OF LAST SAID CURVE; COURSE NO. 4: NORTH $34^{\circ}37'35''$ EAST, 1189.60 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; COURSE NO. 5: NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1112.80 FEET, AN ARC DISTANCE OF 802.72 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $55^{\circ}17'29''$ EAST, 785.43 FEET TO THE POINT OF

TANGENCY OF LAST SAID CURVE; COURSE NO. 6: NORTH 75°57'24" EAST, 859.36 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; COURSE NO. 7: NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1125.76 FEET, AN ARC DISTANCE OF 19.95 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 76°27'52" EAST, 20.01 FEET TO THE NORTHERLY LINE OF SAID SECTION 5; THENCE NORTH 89°45'16" EAST, ALONG LAST SAID LINE, 138.21 FEET TO THE WESTERLY LINE OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 5, ALSO BEING THE WESTERLY LINE OF THOSE LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1225, PAGE 555 OF SAID PUBLIC RECORDS; THENCE SOUTH 00°14'13" WEST, ALONG LAST SAID LINE, 1351.31 FEET TO THE SOUTHERLY LINE OF LAST LANDS; THENCE SOUTH 89°50'34" EAST, ALONG LAST SAID LINE, 1378.07 FEET TO THE EASTERLY LINE OF LAST SAID LANDS; THENCE NORTH 00°38'38" WEST, ALONG LAST SAID LINE, 1316.70 FEET TO THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF RACETRACK ROAD AND THE ARC OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, SOUTHERLY AND EASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES; COURSE NO. 1: SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2828.27 FEET, AN ARC DISTANCE OF 765.58 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 71°19'13" EAST, 763.25 FEET TO THE POINT OF TANGENCY OF LAST SAID CURVE; COURSE NO. 2: SOUTH 63°33'56" EAST, 113.89 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; COURSE NO. 3: SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1942.83 FEET, AN ARC DISTANCE OF 386.26 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 69°15'40" EAST, 385.62 FEET; COURSE NO. 4: SOUTH 15°02'36" WEST, 17.00 FEET TO THE ARC OF A CURVE LEADING EASTERLY; COURSE NO. 5: EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1959.83 FEET, AN ARC DISTANCE OF 269.74 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 78°53'59" EAST, 269.53 FEET TO THE POINT OF TANGENCY OF LAST SAID CURVE; COURSE NO. 6: SOUTH 82°50'33" EAST, 579.13 FEET TO THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 95 (STATE ROAD NO. 9, A 300 FOOT LIMITED ACCESS RIGHT OF WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 78080-2408 AND SECTION NO. 78080-2440), AND THE ARC OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, SOUTHERLY, SOUTHWESTERLY AND EASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWELVE (12) COURSES AND DISTANCES; COURSE NO. 1: SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 7489.44 FEET, AN ARC DISTANCE OF 2392.44 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH

28°14'08" EAST, 2382.28 FEET; COURSE NO. 2: SOUTH 03°32'06" EAST, 145.46 FEET; COURSE NO. 3: SOUTH 20°40'10" WEST, 101.72 FEET; COURSE NO. 4: SOUTH 51°51'12" WEST, 370.50 FEET; COURSE NO. 5: SOUTH 73°40'38" WEST, 138.96 FEET TO THE ARC OF A CURVE LEADING SOUTHERLY; COURSE NO. 6: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 6904.44 FEET, AN ARC DISTANCE OF 1010.17 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 12°07'53" EAST, 1009.27 FEET; COURSE NO. 7: NORTH 82°03'36" EAST, 490.40 FEET; COURSE NO. 8: SOUTH 26°49'41" EAST, 76.28 FEET; COURSE NO. 9: SOUTH 09°40'59" EAST, 701.21 FEET; COURSE NO. 10: SOUTH 01°23'34" EAST, 446.71 FEET TO THE ARC OF A CURVE LEADING SOUTHERLY; COURSE NO. 11: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 7489.44 FEET, AN ARC DISTANCE OF 336.67 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 02°41'54" WEST, 336.64 FEET TO THE POINT OF TANGENCY OF LAST SAID CURVE; COURSE NO. 12: SOUTH 03°59'10" WEST, 1050 FEET, MORE OR LESS, TO THE CENTERLINE OF DURBIN CREEK; THENCE SOUTHWESTERLY AND NORTHWESTERLY, ALONG LAST SAID LINE, 7700 FEET, MORE OR LESS TO THE WESTERLY LINE OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 7; THENCE NORTH 00°25'28" EAST, ALONG LAST SAID LINE, 300 FEET, MORE OR LESS TO THE NORTHWEST CORNER OF SAID SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 7, ALSO BEING THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 813, PAGE 1729 OF SAID PUBLIC RECORDS; THENCE SOUTH 89°35'20" WEST, ALONG NORTHERLY LINE OF LAST SAID LANDS AND ALONG THE SOUTHERLY LINE OF THE AFORESAID NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 7, A DISTANCE OF 1365.17 FEET TO THE WESTERLY LINE OF SAID NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 7 ALSO BEING THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1288, PAGE 175 OF SAID PUBLIC RECORDS; THENCE NORTH 00°53'26" EAST, ALONG LAST SAID LINE, 1319.10 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

THOSE LANDS DESIGNATED PARCEL 100C, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1699, PAGE 720 OF SAID PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

THE ABOVE DESCRIBED LANDS BEING SUBJECT TO ANY SUBMERGED SOVEREIGN LANDS OF THE STATE OF FLORIDA ASSOCIATED WITH DURBIN CREEK.

CONTAINING 1240 ACRES, MORE OR LESS.

EAST PARCEL

A PORTION OF SECTIONS 3, 4, 5, AND 9, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 3; THENCE SOUTH 89°14'38" WEST, ALONG THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 60, PAGE 689 OF THE PUBLIC RECORDS OF SAID COUNTY, 1339.97 FEET TO THE SOUTHEASTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 720, PAGE 126 OF SAID PUBLIC RECORDS; THENCE SOUTH 88°06'37" WEST, ALONG THE SOUTHERLY LINE OF LAST SAID LANDS, 1309.05 FEET TO THE WESTERLY LINE OF LAST SAID LANDS; THENCE NORTH 01°44'01" WEST, ALONG LAST SAID LINE, 1352.98 FEET TO THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 59, PAGE 527 OF SAID PUBLIC RECORDS; THENCE NORTH 01°28'34" WEST, ALONG THE WESTERLY LINE OF LAST SAID LANDS AND ALONG THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 134, PAGE 504 OF SAID PUBLIC RECORDS, 632.26 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF RACETRACK ROAD (COUNTY ROAD NO. 5, A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED); THENCE WESTERLY AND SOUTHERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES; COURSE NO. 1: NORTH 88°19'04" WEST, 2143.58 FEET; COURSE NO. 2: SOUTH 01°40'56" WEST, 17.00 FEET; COURSE NO. 3: NORTH 88°19'04" WEST, 270.00 FEET; COURSE NO. 4: SOUTH 15°28'49" WEST, 320.30 FEET; COURSE NO. 5: SOUTH 73°43'53" WEST, 209.74 FEET TO THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 95 (STATE ROAD NO. 9, A 300 FOOT LIMITED ACCESS RIGHT OF WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 78080-2408 AND SECTION NO. 78080-2440), SAID POINT ALSO LYING ON THE ARC OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, SOUTHERLY, EASTERLY, WESTERLY, AND SOUTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING FOURTEEN (14) COURSES AND DISTANCES; COURSE NO. 1: SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 7789.44 FEET, AN ARC DISTANCE OF 2459.14 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 23°35'08" EAST, 2448.94 FEET; COURSE NO. 2: SOUTH 17°38'03" EAST, 225.57 FEET; COURSE NO. 3: SOUTH 12°16'34" EAST, 687.77 FEET; COURSE NO. 4: SOUTH 46°41'58" EAST, 73.71 FEET; COURSE NO. 5: SOUTH 88°18'50" EAST, 234.77 FEET; COURSE NO. 6: NORTH 82°50'00" EAST, 268.31 FEET TO THE ARC OF A CURVE LEADING SOUTHERLY; COURSE NO. 7: SOUTHERLY, ALONG AND AROUND THE

ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 8374.44 FEET, AN ARC DISTANCE OF 1058.76 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 03°32'41" EAST, 1058.06 FEET; COURSE NO. 8: NORTH 89°55'22" WEST, 108.55 FEET; COURSE NO. 9: SOUTH 77°16'39" WEST, 283.75 FEET TO THE ARC OF A CURVE LEADING SOUTHERLY; COURSE NO. 10: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 7989.44 FEET, AN ARC DISTANCE OF 102.16 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 00°53'39" WEST, 102.16 FEET; COURSE NO. 11: SOUTH 89°04'35" WEST, 121.41 FEET; COURSE NO. 12: SOUTH 11°51'09" WEST, 339.23 FEET; COURSE NO. 13: SOUTH 06°46'05" WEST, 485.62 FEET; COURSE NO. 14: SOUTH 03°59'10" WEST, 600 FEET, MORE OR LESS, TO THE CENTERLINE OF DURBIN CREEK; THENCE NORTHEASTERLY, ALONG LAST SAID LINE, 5880 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF THE AFORESAID NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 3; THENCE SOUTH 89°30'48" WEST, ALONG LAST SAID LINE, 850 FEET MORE OR LESS, TO THE WESTERLY LINE OF SAID NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 3; THENCE NORTH 00°20'20" WEST, ALONG LAST SAID LINE, 1371.41 FEET TO THE POINT OF BEGINNING;

THE ABOVE DESCRIBED LANDS BEING SUBJECT TO ANY SUBMERGED SOVEREIGN LANDS OF THE STATE OF FLORIDA ASSOCIATED WITH DURBIN CREEK.

CONTAINING 384 ACRES, MORE OR LESS

EXHIBIT E

Policy A.1.11.1(m)(8)(k)

(k) The property known as Durbin Creek National (COMPAMD 2014-07), a 1,624-acre parcel (the "Property"), has existing Future Land Use Designations of Intensive Commercial and Rural/Silviculture pursuant to St. Johns County Ordinance No. 2000-68. The portions of the Durbin Creek National Property designated Intensive Commercial shall be developed with a mixture of Commercial/Shopping Center, Office, Hotel and Residential uses. The portion of the Property with a future land use designation of Rural/Silviculture is part of the 1,500-foot Durbin Creek corridor (measured 750 feet from the center line of Durbin Creek). The timber rights for this area will expire in 2025 and upon expiration, the Rural/Silviculture future land use area will become conservation area through a Comprehensive Plan Amendment, conservation easement or similar mechanism. The Property is included in the Durbin Creek National Urban Service Area boundary, as depicted on the St. Johns County Future Land Use Map, pursuant to Section 163.3164(50), Florida Statutes, and shall be exempt from development of regional impact review pursuant to Section 380.06(29)(c)(3), Florida Statutes. The Property is also subject to a Development Agreement between Durbin Creek National, LLC and St. Johns County dated February 3, 2015, which Development Agreement sets forth details related to development of the Property and related transportation, school and parks/recreation mitigation. Because the Property contains predominantly commercial and office uses, scenic edges provided pursuant to Comprehensive Plan Policy A.2.1.4 may be 30 feet for non-residential uses adjacent to arterial and major collector roads and shall provide sufficient landscaping to enhance the aesthetic character along such roads, as described in Policy A.2.1.4.

EXHIBIT F

ST JOHNS COUNTY FIVE-YEAR CAPITAL IMPROVEMENT SCHEDULE SUPPORTING LEVEL OF SERVICE STANDARDS

Road Name/Improvement	Programmed in Development Agreement	Source
<i>East Cummer Parkway from State Road 9B to Race Track Road (4 Lane)</i>	\$13,457,600	<u>PRI</u>
<i>Race Track Road from East Cummer Parkway to Bartram Springs Parkway (4 Lane)</i>	\$13,402,500 or \$9,352,500 if FDOT Builds Bridge	<u>PRI</u>
<i>Race Track Road from Bartram Park Boulevard to East Race Track Road Connector (4 Lane)</i>	\$6,035,300	<u>PRI</u>
<i>East Cummer Parkway from State Road 9B to Race Track Road (4 to 6 Lanes)</i>	\$6,935,800	<u>PRI</u>
<i>Race Track Road from Bartram Park Boulevard to US 1 (6 Lane)</i>	\$11,532,600	<u>PRI</u>
<i>Total</i>	\$51,363,800 ⁺	

Central water and sewer service will be provided to the Property by either the owner or JEA.

For Residential Units, mitigation for any impacts of such residential development upon school facilities shall ensure the availability of adequate school facilities in compliance with State Law, the Comprehensive Plan, and any other regulations.

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

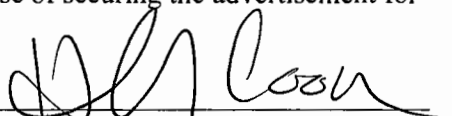
Before the undersigned authority personally appeared **HALEY COOK**

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**

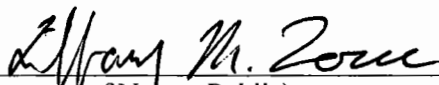
In/the matter of **NOTICE OF HEARING COMPAMD 2014-07 DURBIN CREEK NTL LLC**
was published in said newspaper **DECEMBER 31, 2014**

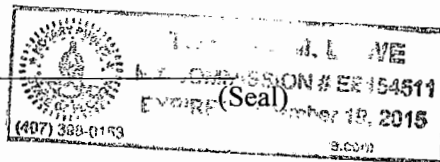
Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in said St. Johns County, Florida, and that the said newspaper heretofore been continuously published in said St. Johns County, Florida, each day and has been entered as second class mail matter at the post 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 **31st day of DECEMBER, 2014.**

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


(Signature of Notary Public)



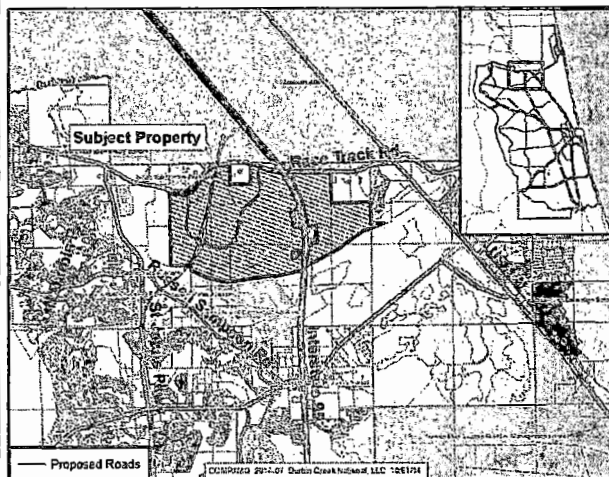
NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF A PROPOSED COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAP OF THE ST. JOHNS COUNTY 2025 COMPREHENSIVE PLAN

NOTICE IS HEREBY GIVEN that the Planning and Zoning Agency on **Thursday, January 15, 2015 at 1:30 p.m.** and the St. Johns County Board of County Commissioners on **Tuesday, January 20, 2015 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, REGARDING COMPREHENSIVE PLANNING; AMENDING THE 2025 ST. JOHNS COUNTY COMPREHENSIVE PLAN, ORDINANCE 2010-38, AS AMENDED; AMENDING THE FUTURE LAND USE MAP DESIGNATION FROM RURAL/SILVICULTURE (RS) TO INTENSIVE COMMERCIAL (IC) FOR APPROXIMATELY FIVE (5) ACRES OF LAND LOCATED SOUTH OF RACE TRACK ROAD, WEST OF I-95; AMENDING THE FUTURE LAND USE ELEMENT TEXT AND FUTURE LAND USE MAP TO ESTABLISH AND DESIGNATE THE GEOGRAPHIC EXTENT OF AN URBAN SERVICE AREA IN ACCORDANCE WITH CHAPTER 163.3164(50), FLORIDA STATUTES, FOR APPROXIMATELY 1,624 ACRES LOCATED SOUTH OF RACE TRACK ROAD, EAST AND WEST OF I-95, AND ADD A TEXTUAL POLICY CONCERNING DEVELOPMENT; AMENDING THE CAPITAL IMPROVEMENTS ELEMENT IN ACCORDANCE WITH CHAPTER 163.3164(50), FLORIDA STATUTES; PROVIDING EXEMPTION FROM THE STATE DEVELOPMENT OF REGIONAL IMPACT REVIEW PROCESS WITHIN THE URBAN SERVICE AREA IN ACCORDANCE WITH CHAPTER 380.06(29)(C)(3), FLORIDA STATUTES; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR FINDINGS OF CONSISTENCY; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Said hearings will be held in the County Auditorium, County Administration Building, 500 San Sebastián 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 1,624+/- acres and is located South of Race Track Road east and west of I-95, 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 2014-07 Durbin Creek National, LLC**, 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 WILLIAMS, CHAIR

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
PRISCILLA L. BENNETT, CHAIR

File Number: COMPAMD 2014-07 Durbin Creek National, LLC



FLORIDA DEPARTMENT *of* STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

February 12, 2015

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. 2015-4, which was filed in this office on February 10, 2015.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb

2015 FEB 12 PM 3:53
CHERYL STRICKLAND
CLERK COUNTY COMMISSION
ST JOHNS COUNTY FL

FILED