

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 (R/S) TO RESIDENTIAL-A (RES-A), FOR APPROXIMATELY 1.03 ACRES OF LAND LOCATED ON RANCHWOOD LANE OFF OF STATE ROAD 13 NORTH; 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,

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 (R/S) to Residential-A (RES-A)**, for approximately 1.03 acres of land located on Ranchwood Lane off of State Road 13 North, as described and shown on the attached **EXHIBITS A and B**.

SECTION 2. The 2025 Comprehensive Plan amendment described in Section 1 is 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.

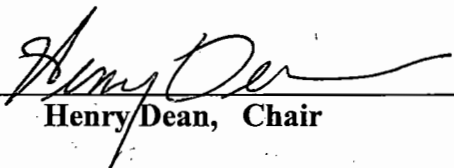
SECTION 4. Should any section, subsection, sentence, clause, phrase or portion of this ordinance be held invalid or unconstitutional by any court of competent jurisdiction, such portions shall be deemed a separate, distinct and independent provision and shall not affect the validity of the remaining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

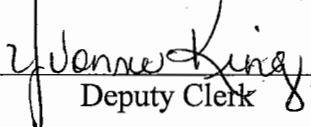
PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 19th DAY OF December 2017.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

BY: 
Henry Dean, Chair

RENDITION DATE DEC 21 2017

ATTEST: Hunter S. Conrad, Clerk

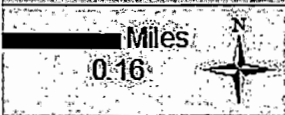
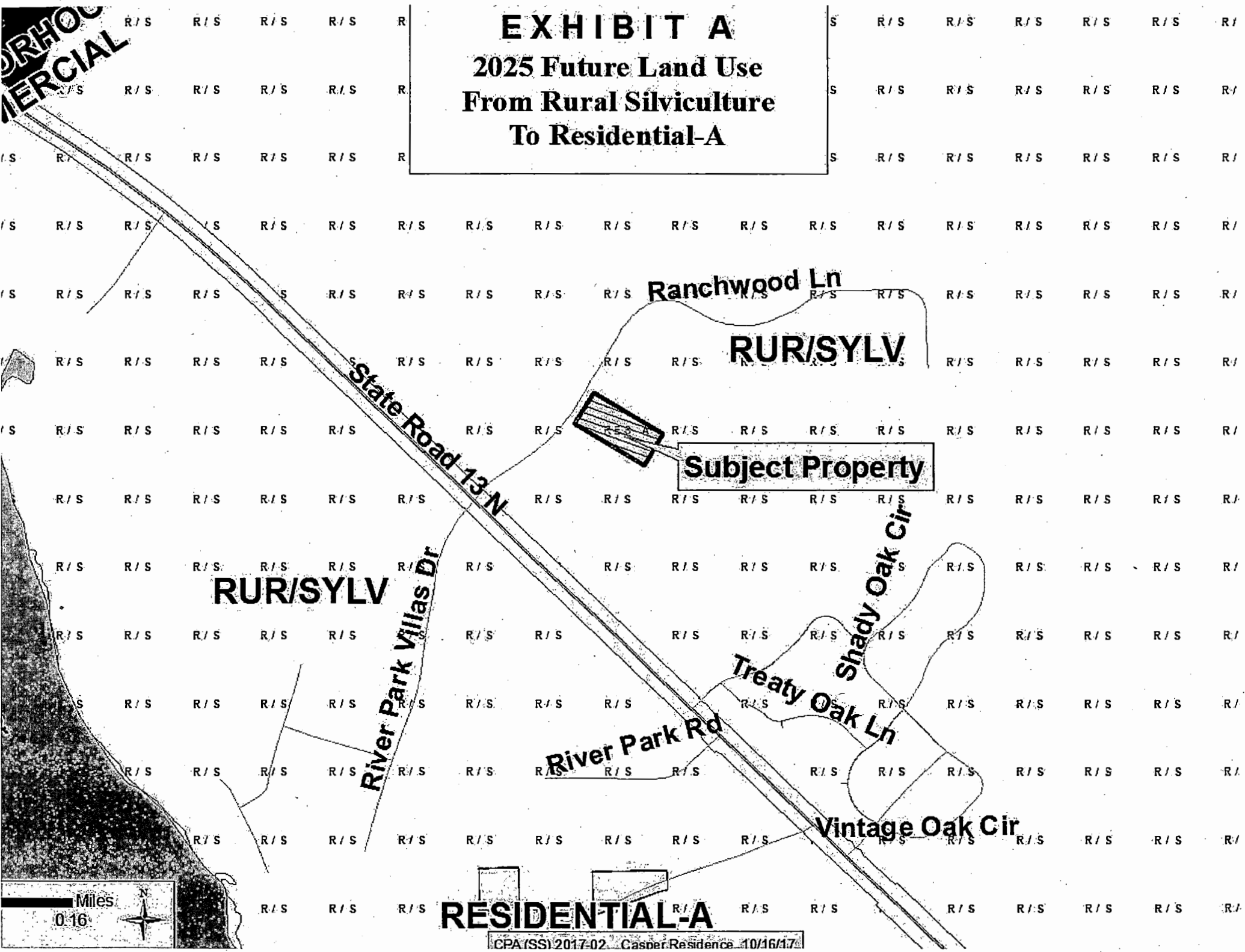
BY: 
Deputy Clerk

Effective Date: JAN 19 2018



EXHIBIT A

2025 Future Land Use From Rural Silviculture To Residential-A



RESIDENTIAL-A

Legal Description – Casper Residence

SMALL SCALE COMPREHENSIVE PLAN AMENDMENT - CPA(SS) 2017-02

Parcel 3: A parcel of land being a part of the Lot 2, as shown on Plat of River Park Acres, recorded in Map Book 13, pages 57, 58 and 59 of the Public Records of St. Johns County, Florida and being more particularly described as follows:

Commence for a Point of Reference at the Southeast corner of Lot 1 of said River Park Acres, said Point lying on the Northeast right of way line of State Road No. 13 (a 100 foot right of way as now established), thence North 30 degrees 52 minutes 16 seconds East along the Southeast line of said Lots 1 and 2, a distance of 516.74 feet to the Point of Beginning; thence North 59 degrees 07 minutes 44 seconds West 315.44 feet to a point on the Southeasterly right of way line of Ranchwood Lane (a 60 foot right of way as now established); said right of way line being a curve concave to the Northwest and having a radius of 560.0 feet; thence along the arc of said curve in a Northeasterly direction and along said right of way line 32.46 feet, said curve being subtended by a chord bearing and distance of North 32 degrees 31 minutes 54 seconds East 32.46 feet to the point of tangent of said curve; thence North 30 degrees 52 minutes 16 seconds East along said right of way line 110.68 feet to the North corner of said Lot 2; thence South 59 degrees 07 minutes 44 seconds East along the Northeast line of said Lot 2, a distance of 314.50 feet to the East corner of said Lot 2; thence South 30 degrees 52 minutes 16 seconds West along the Southeast line of said Lot 2 a distance of 143.12 feet to the Point of Beginning.

Also Described as: Lot 2, of River Park Acres, according to the Plat thereof recorded in Map Book 13, Pages 57 and 58, Public Records of St. Johns County, LESS the two parcels labeled "Less and Except" as described on Certificate of Title recorded in Official Records Book 4238, Page 720 of said county.

THE ST. AUGUSTINE RECORD

COPY OF ADVERTISEMENT

ST JOHNS LAW GROUP
DOUGLAS N. BURNETT
104 SEA GROVE MAIN ST
SAINT AUGUSTINE FL 32080

Ref.#: _____
P.O.#: _____

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 **JAMIE WILLIAMS**

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

In the matter of **CPA(SS) 2017-02 CASPER RESIDENCE -**

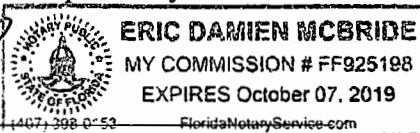
was published in said newspaper on **10/13/2017**

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 _____ day of **OCT 13 2017**

by Jamie Williams who is personally known to me
or who has produced as identification

[Handwritten Signature]



(Signature of Notary Public)

(Seal)

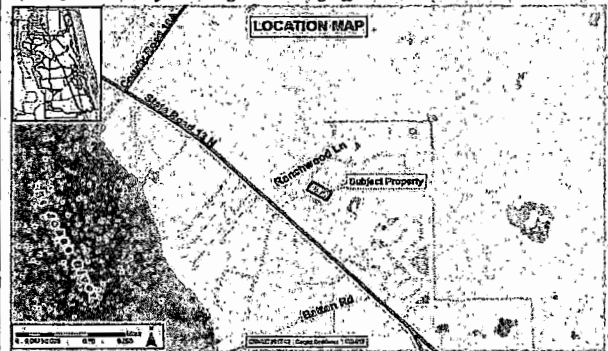
NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF A PROPOSED SMALL SCALE COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAP OF THE ST. JOHNS COUNTY 2025 COMPREHENSIVE PLAN

NOTICE IS HEREBY GIVEN that the Planning and Zoning Agency on **Thursday, 11/2/2017 at 1:30 p.m.** and the St. Johns County Board of County Commissioners on **Tuesday, 12/19/2017 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 approval of a proposed Small Scale 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 approve the same proposed Small Scale 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 (R/S) TO RESIDENTIAL-A (RES-A), FOR APPROXIMATELY 1.03 ACRES OF LAND LOCATED ON RANCHWOOD LANE OFF OF STATE ROAD 13 NORTH; 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 1.03 acres and is located on 8665 Ranchwood Lane, St. Augustine, FL 32092; 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 and Zoning Office.*



The proposed change is known as File Number CPA(SS)-2017000002, and is available for review in the Planning and Zoning Division of the Growth Management 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 JEFF MARTIN, CHAIR	BOARD OF COUNTY COMMISSIONERS ST. JOHNS COUNTY, FLORIDA James K. Johns, CHAIR
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File Number: CPA(SS)-2017000002, Casper Residencez

1002390478 October 13, 2017



FLORIDA DEPARTMENT *of* STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

December 21, 2017

Honorable Hunter S. Conrad
Clerk of Court
St. Johns County
500 San Sebastian View
St. Augustine, Florida 32084

Attention: Ms. Yvonne King

Dear Mr. Conrad:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of St. Johns Ordinance No. 2017-58, which was filed in this office on December 21, 2017.
Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb

DEC 21 2017

FILED
ST. JOHNS COUNTY
CLERK OF COURT

BY: Yvonne King
DEPUTY CLERK