

ORDINANCE NUMBER: 2019- 55

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 2.10 ACRES OF LAND LOCATED AT 4565 WOLFE 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,

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)**, on approximately 2.10 acres of land located at 4565 Wolfe Road, as described on the attached **EXHIBIT 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.
- (d) The amendment is consistent with the Goals, Objectives, and Policies of the St. Johns County comprehensive Plan, including Policies A.1.2.5, A.1.2.7, A.1.3.11, A.1.15.2, and with other provisions provided during the public hearing.

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 6th DAY OF August 2019.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

BY: Paul M. Waldron
Paul M. Waldron, Chair

RENDITION DATE AUG 08 2019

ATTEST: Hunter S. Conrad, Clerk

BY: Yvonne King
Deputy Clerk

Effective Date: SEP 23 2019



Exhibit A:

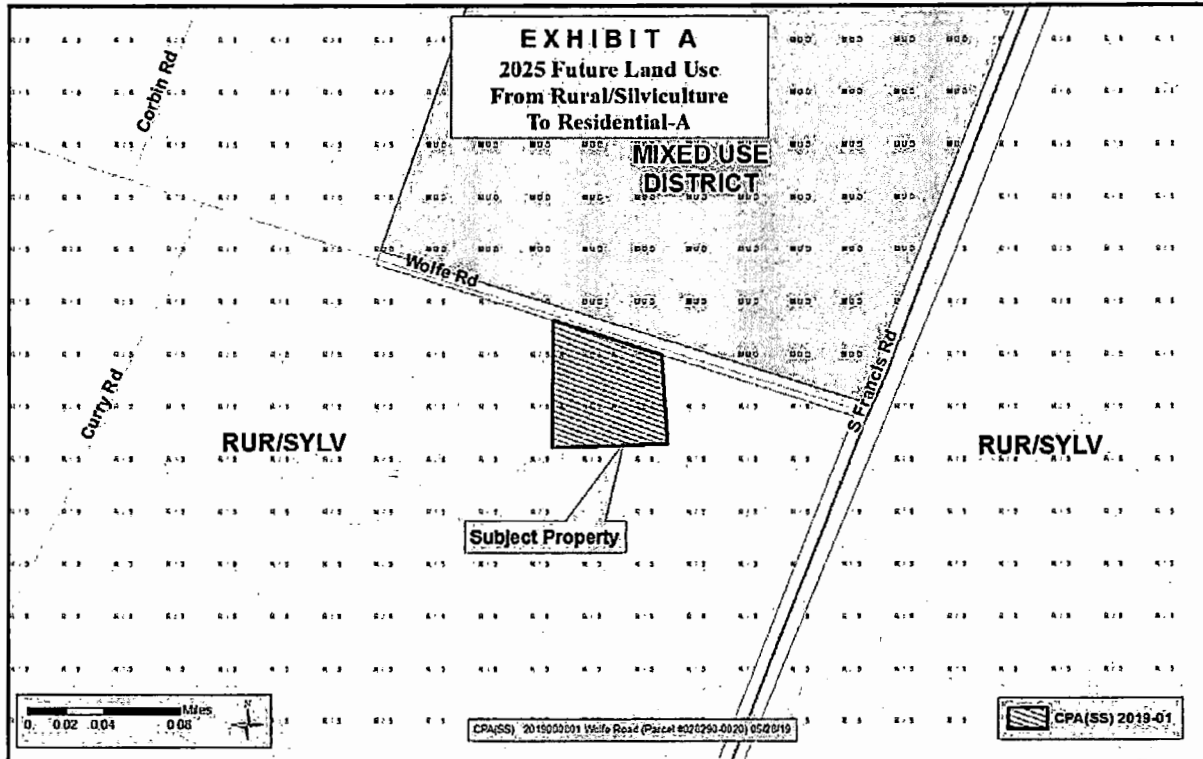


Exhibit B:

Legal Description

PARCEL #028290-0020

4575 WOLFE ROAD

EAST PARCEL

A PART OF SUBDIVISION 8, SECTION 38, ANTONIO HUERTAS GRANT, TOWNSHIP 8 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF WOLFE ROAD (A RIGHT-OF-WAY OF VARYING WIDTH) WITH THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SUBDIVISION 8; THENCE SOUTH 72°39'41" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY-LINE, A DISTANCE OF 279.50 FEET; THENCE SOUTH 72°38'03" EAST CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 236.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 72°38'03" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 314.74 FEET; THENCE SOUTH 03°37'28" EAST LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 243.98 FEET; THENCE SOUTH 88°06'32" WEST, A DISTANCE OF 319.88 FEET; THENCE NORTH 00°38'25" EAST, A DISTANCE OF 348.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.10 ACRES MORE OR LESS.

THE ST. AUGUSTINE RECORD
Affidavit of Publication

TIFFANY MCKENZIE
4675 WOLFE ROAD

SAINT AUGUSTINE, FL 32092

ACCT: 42168
AD# 0003182260-01
PO#

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

STATE OF FLORIDA
COUNTY OF ST. JOHNS

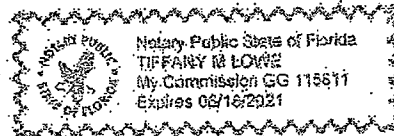
Before the undersigned authority personally appeared JULIA KERTI who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a SA Legal Retail in the matter of CPA(SS)-2019000001, was published in said newspaper on 06/06/2019.

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in 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, Florida for a period of one year preceding the first publication of the attached copy of advertisement, and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

Sworn to and subscribed before me this _____ day of JUN 06 2019

by Julia Kerti who is personally known to me
or who has produced as identification

Tiffany M. Lowe
(Signature of Notary Public)



**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, 6/20/2019 at 1:30 P.M., and the St. Johns County Board of County Commissioners on Tuesday, 6/26/2019 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 2.10 ACRES OF LAND LOCATED AT 4555 WOLFE ROAD, PROVIDING FOR FINDINGS OF FACT, FINDINGS OF CONSISTENCY, SEVERABILITY, AND AN EFFECTIVE DATE.

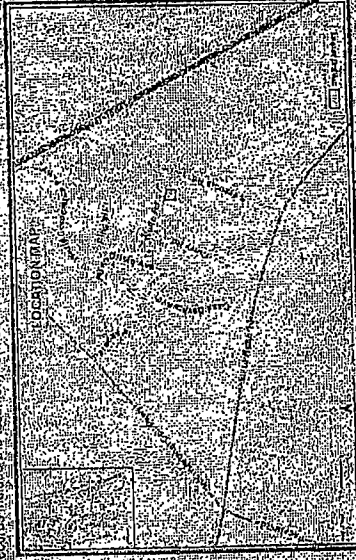
Said hearing will be held at the County Administration Building, 500 San Sebastian View, St. Augustine, Florida. All interested parties may appear at the public hearings to be held regarding any of all of the proposed amendments to the County Comprehensive Plan, to be heard by 6 am, small notional, to be combined until 9 am the following day unless otherwise directed by the Board.

The subject project includes approximately 2.10 acres and is located on Wolfe Road (0280200-0020) within St. Johns County, Florida. See attached map generally depicting the location (available at www.sjcc.org/planning) is available to the St. Johns County Planning and Zoning office.

The proposed change is known as File Number (WAGSS-201900001), and is available for review in the Planning and Zoning Division of the County Management Department at the Permit Center, 4040 Lewis Spaceway, St. Augustine, Florida and may be consulted by interested parties prior to said public hearings.

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

If a party desires to appeal any decision made with respect to any matter considered at the meetings of hearings, persons will need a record of the proceedings and for such purpose may need to ensure that verbatim records of the proceedings are taken which records include the testimony and exhibits 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 at any hearing, including any of the preceding hearings, should contact the County ADA Coordinator at (904) 209-6000 or the County Administration Building, 500 San Sebastian View, St. Augustine, Florida 32084. Hearing impaired persons call Florida Relay Services (800) 352-7771 for information on how to access the hearing.

PLANNING AND ZONING AGENCY
ST. JOHNS COUNTY, FLORIDA
MIKE KOPPENHAVER, AICP
BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
PAUL W. WALDRON, CHAIR

File Number: C01519100001 Wolfe Road Parcel # 0280200-0020

06/18/2019 June 6, 2019



FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

August 8, 2019

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. 2019-55, which was filed in this office on August 8, 2019.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb

FILED **AUG 08 2019**
ST. JOHNS COUNTY
CLERK OF COURT

BY: *Yvonne King*
DEPUTY CLERK