

ORDINANCE NUMBER: 2021- 87

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) AND PARKS AND RECREATION TO RESIDENTIAL-C AND CONSERVATION (CV) FOR APPROXIMATELY 733 ACRES OF LAND LOCATED EAST OF PACETTI ROAD AND NORTH OF CR 208; 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, Sections 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) and Parks and Recreation to Residential-C and Conservation (CV)**, for approximately 733 acres of land located east of Pacetti Road and north of CR 208, as described on the attached **EXHIBITS A, B and C**.

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. It is the intent of the St. Johns County Board of County Commissioners that scrivener and typographic errors which do not change the tone or tenor of this Ordinance may be corrected during codification and may be authorized by the County Administrator or designee, without public hearing, by filing a corrected or recodified copy of the same with the Clerk of the Board.

SECTION 6. 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 7. 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 7th DAY OF December, 2021.

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

BY: Henry Dean
Henry Dean, Chair

ATTEST: Brandon J. Patty, Clerk of the Circuit Court and Comptroller

BY: Jeanne King
Deputy Clerk

Rendition Date: DEC 09 2021

Effective Date: JAN 07 2022

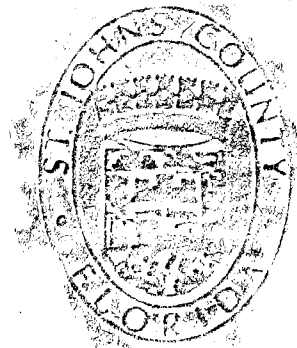


EXHIBIT "B-1"

Residential C Future Land Use Map Area

RESIDENTIAL C PARCEL 1

A PORTION OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST AND A PORTION OF THE ANTONIO HUERTAS GRANT, SECTION 41 AND A PORTION OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 28 EAST, ALL LYING IN ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST SOUTHERLY CORNER OF GRAN LAKE PHASE 2, AS RECORDED IN MAP BOOK 93, PAGES 36 THROUGH 44, INCLUSIVE OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 19°17'13" EAST, ALONG THE BOUNDARY LINE AGREEMENT DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 6, PAGE 601 OF SAID PUBLIC RECORDS, 5068.71 FEET TO THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED IN EXHIBIT "A" OF ST. JOHNS COUNTY RESOLUTION NO. 2002-200; THENCE SOUTH 76°22'07" EAST, ALONG LAST SAID LINE, 2704.38 FEET TO THE EASTERLY LINE OF LAST SAID LANDS; THENCE NORTH 19°20'12" EAST, ALONG LAST SAID LINE AND ALONG THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1181, PAGE 970 OF SAID PUBLIC RECORDS, 1515.97 FEET; THENCE SOUTH 72°02'09" EAST, CONTINUING ALONG LAST SAID LINE AND ALONG THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1883, PAGE 1224 OF SAID PUBLIC RECORDS, 1492.35 FEET; THENCE SOUTH 08°57'09" EAST, 13.22 FEET; THENCE SOUTH 17°21'17" EAST, 39.36 FEET; THENCE SOUTH 28°32'14" WEST, 72.56 FEET; THENCE SOUTH 40°07'41" EAST, 35.60 FEET; THENCE SOUTH 24°48'30" WEST, 51.57 FEET; THENCE SOUTH 09°44'40" WEST, 87.18 FEET; THENCE SOUTH 65°49'06" WEST, 39.60 FEET; THENCE SOUTH 11°51'24" WEST, 78.53 FEET; THENCE SOUTH 04°55'57" EAST, 69.55 FEET; THENCE SOUTH 18°16'15" WEST, 45.21 FEET; THENCE SOUTH 27°37'48" EAST, 58.96 FEET; THENCE SOUTH 41°49'35" EAST, 67.40 FEET; THENCE SOUTH 31°58'12" WEST, 56.98 FEET; THENCE SOUTH 12°17'52" EAST, 96.35 FEET; THENCE SOUTH 12°48'44" WEST, 104.44 FEET; THENCE SOUTH 47°50'06" EAST, 141.96 FEET; THENCE SOUTH 07°43'01" WEST, 103.19 FEET; THENCE SOUTH 01°38'37" EAST, 141.02 FEET; THENCE SOUTH 05°34'46" WEST, 121.12 FEET; THENCE SOUTH 32°59'16" WEST, 114.80 FEET; THENCE SOUTH 13°01'32" WEST, 123.31 FEET; THENCE SOUTH 36°38'05" WEST, 135.35 FEET; THENCE SOUTH 16°40'52" WEST, 78.16 FEET; THENCE SOUTH 23°35'18" WEST, 66.07 FEET; THENCE SOUTH 05°14'56" WEST, 92.94 FEET; THENCE SOUTH 39°14'47" EAST, 80.41 FEET; THENCE SOUTH 17°55'28" WEST, 86.77 FEET; THENCE SOUTH 25°27'09" WEST, 91.08 FEET; THENCE SOUTH 39°00'38" WEST, 106.52 FEET; THENCE SOUTH 17°35'28" WEST, 94.43 FEET; THENCE SOUTH 40°51'51" WEST, 92.00 FEET; THENCE SOUTH 43°00'29" WEST, 92.09 FEET; THENCE SOUTH 28°26'17" WEST, 118.78 FEET; THENCE SOUTH 14°03'54" WEST, 117.04 FEET; THENCE SOUTH 71°34'41" WEST, 123.77 FEET; THENCE SOUTH 30°39'08" WEST, 142.42 FEET; THENCE SOUTH 24°17'07" WEST, 119.26 FEET; THENCE SOUTH 39°02'57" WEST, 139.51 FEET; THENCE SOUTH 38°54'02" WEST, 86.81 FEET; THENCE SOUTH 23°35'29" WEST, 94.80 FEET; THENCE SOUTH 12°02'49" WEST, 135.22 FEET; THENCE SOUTH 27°50'43" WEST, 123.15 FEET; THENCE NORTH 83°10'53" WEST, 89.61 FEET; THENCE SOUTH 62°19'37" WEST, 45.02 FEET; THENCE

SOUTH 68°58'03" WEST, 63.79 FEET; THENCE SOUTH 62°48'05" WEST, 13.58 FEET; THENCE SOUTH 08°59'31" EAST, 101.03 FEET; THENCE SOUTH 09°24'46" EAST, 130.64 FEET; THENCE SOUTH 45°01'19" WEST, 106.41 FEET; THENCE SOUTH 33°09'51" WEST, 142.22 FEET; THENCE SOUTH 54°03'42" WEST, 193.58 FEET; THENCE SOUTH 75°24'34" WEST, 180.57 FEET; THENCE SOUTH 89°27'08" WEST, 115.39 FEET; THENCE SOUTH 78°14'44" WEST, 137.79 FEET; THENCE SOUTH 25°17'55" WEST, 118.97 FEET; THENCE SOUTH 31°42'47" WEST, 59.64 FEET; THENCE SOUTH 24°29'55" WEST, 75.26 FEET; THENCE SOUTH 38°44'16" WEST, 88.60 FEET; THENCE SOUTH 62°56'12" WEST, 105.03 FEET; THENCE SOUTH 83°55'35" WEST, 56.69 FEET; THENCE SOUTH 73°27'42" WEST, 70.76 FEET; THENCE SOUTH 70°03'42" WEST, 109.04 FEET; THENCE SOUTH 62°26'03" WEST, 94.74 FEET; THENCE SOUTH 07°53'15" WEST, 73.54 FEET; THENCE SOUTH 58°50'00" WEST, 75.34 FEET; THENCE SOUTH 26°45'49" WEST, 70.46 FEET; THENCE SOUTH 38°20'56" WEST, 121.14 FEET; THENCE SOUTH 20°18'00" WEST, 86.28 FEET; THENCE SOUTH 31°27'26" WEST, 57.01 FEET; THENCE SOUTH 83°17'30" WEST, 84.91 FEET; THENCE SOUTH 35°48'58" WEST, 84.11 FEET; THENCE SOUTH 10°01'39" WEST, 89.62 FEET; THENCE SOUTH 29°36'44" WEST, 136.97 FEET; THENCE SOUTH 26°58'56" WEST, 104.57 FEET; THENCE SOUTH 33°39'09" WEST, 118.64 FEET; THENCE SOUTH 01°50'13" WEST, 138.29 FEET; THENCE SOUTH 07°22'24" EAST, 125.09 FEET; THENCE SOUTH 05°16'30" WEST, 113.74 FEET; THENCE SOUTH 16°28'59" EAST, 137.13 FEET; THENCE SOUTH 44°51'58" WEST, 94.70 FEET; THENCE SOUTH 15°48'05" WEST, 135.49 FEET; THENCE SOUTH 41°20'26" WEST, 108.64 FEET; THENCE SOUTH 18°32'08" EAST, 107.51 FEET; THENCE SOUTH 33°15'21" WEST, 97.27 FEET; THENCE SOUTH 02°25'36" WEST, 84.40 FEET; THENCE SOUTH 42°24'30" WEST, 81.64 FEET; THENCE SOUTH 21°47'03" WEST, 98.15 FEET; THENCE SOUTH 80°29'42" WEST, 197.85 FEET; THENCE SOUTH 83°34'00" WEST, 42.46 FEET; THENCE SOUTH 13°11'47" WEST, 34.91 FEET TO THE SOUTHERLY LINE OF SAID SECTION 4; THENCE SOUTH 89°20'13" WEST, ALONG LAST SAID LINE, 1006.51 FEET TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4439, PAGE 1208 OF SAID PUBLIC RECORDS; THENCE NORTH 00°39'50" WEST, ALONG LAST SAID LINE, 495.00 FEET TO THE NORTHERLY LINE OF LAST SAID LANDS; THENCE SOUTH 89°19'53" WEST, ALONG LAST SAID LINE, 891.03 FEET TO THE WESTERLY LINE OF LAST SAID LANDS; THENCE SOUTH 00°40'06" EAST, ALONG LAST SAID LINE, 495.12 FEET TO THE AFORESAID SOUTHERLY LINE OF SECTION 4; THENCE SOUTH 89°19'10" WEST, ALONG LAST SAID LINE, 320.21 FEET; THENCE NORTH 00°58'55" WEST, 735.39 FEET; THENCE SOUTH 88°39'57" WEST, 949.11 FEET; THENCE NORTH 20°36'48" WEST, 282.03 FEET TO EASTERLY PROLONGATION OF THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2908, PAGE 1272 OF SAID PUBLIC RECORDS; THENCE SOUTH 88°41'58" WEST, ALONG LAST SAID LINE AND ALONG SAID NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2908, PAGE 1272, A DISTANCE OF 409.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF PACETTI ROAD (A 100 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTH 01°19'42" WEST, ALONG LAST SAID LINE, 678.60 FEET; THENCE NORTH 88°35'35" EAST, 645.95 FEET TO THE SOUTHERLY LINE OF AFORESAID GRAN LAKE PHASE 2; THENCE SOUTH 71°36'18" EAST, ALONG LAST SAID LINE, 416.39 FEET TO THE POINT OF BEGINNING,

CONTAINING 596.83 ACRES, MORE OR LESS.

TOGETHER WITH:

RESIDENTIAL C PARCEL 2

JAX_3423783_1

A PORTION OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST AND A PORTION OF THE ANTONIO HUERTAS GRANT, SECTION 41 AND A PORTION OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 28 EAST, ALL LYING IN ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST SOUTHERLY CORNER OF GRAN LAKE PHASE 2, AS RECORDED IN MAP BOOK 93, PAGES 36 THROUGH 44, INCLUSIVE OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 19°17'13" EAST, ALONG THE BOUNDARY LINE AGREEMENT DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 6, PAGE 601 OF SAID PUBLIC RECORDS, 5068.71 FEET TO THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED IN EXHIBIT "A" OF ST. JOHNS COUNTY RESOLUTION NO. 2002-200; THENCE SOUTH 76°22'07" EAST, ALONG LAST SAID LINE, 2704.38 FEET TO THE EASTERLY LINE OF LAST SAID LANDS; THENCE NORTH 19°20'12" EAST, ALONG LAST SAID LINE AND ALONG THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1181, PAGE 970 OF SAID PUBLIC RECORDS, 1515.97 FEET; THENCE SOUTH 72°02'09" EAST, CONTINUING ALONG LAST SAID LINE AND ALONG THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1883, PAGE 1224 OF SAID PUBLIC RECORDS, 2284.94 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 72°02'09" EAST, ALONG LAST SAID LINE, 351.77 FEET, TO THE EASTERLY LINE OF ANTONIO HUERTAS GRANT SECTION 38 TOWNSHIP 6 SOUTH, RANGE 28 EAST; THENCE SOUTH 19°06'40" WEST, ALONG LAST SAID LINE, 786.56 FEET; THENCE SOUTH 70°47'28" WEST, 43.75 FEET; THENCE NORTH 58°22'37" WEST, 75.37 FEET; THENCE NORTH 05°51'00" WEST, 87.21 FEET; THENCE NORTH 11°54'17" EAST, 61.09 FEET; THENCE NORTH 04°17'36" EAST, 76.40 FEET; THENCE NORTH 16°45'26" WEST, 51.98 FEET; THENCE NORTH 10°40'16" EAST, 62.30 FEET; THENCE NORTH 55°19'49" EAST, 44.67 FEET; THENCE NORTH 26°27'09" WEST, 84.88 FEET; THENCE NORTH 29°44'17" WEST, 70.08 FEET; THENCE NORTH 07°14'58" WEST, 61.58 FEET; THENCE NORTH 08°13'34" EAST, 48.45 FEET; THENCE NORTH 66°46'01" EAST, 75.93 FEET; THENCE NORTH 24°47'00" WEST, 53.64 FEET; THENCE NORTH 09°44'40" EAST, 61.99 FEET; THENCE NORTH 00°54'40" EAST, 81.84 FEET, TO THE POINT OF BEGINNING.

CONTAINING 4.41 ACRES, MORE OR LESS.

EXHIBIT "B-2"

Legal Description of Conservation Future Land Use Map Area

A PORTION OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST AND A PORTION OF THE ANTONIO HUERTAS GRANT, SECTION 41 AND A PORTION OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 28 EAST, ALL LYING IN ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEASTERLY CORNER OF SAID SECTION 4; THENCE SOUTH 89°20'13" WEST, ALONG THE SOUTHERLY LINE OF SAID SECTION 4, A DISTANCE OF 1027.83 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°20'13" WEST, ALONG LAST SAID LINE, 640.59 FEET; THENCE NORTH 13°11'47" EAST, 34.91 FEET; THENCE NORTH 83°34'00" EAST, 42.46 FEET; THENCE NORTH 80°29'42" EAST, 197.85 FEET; THENCE NORTH 21°47'03" EAST, 98.15 FEET; THENCE NORTH 42°24'30" EAST, 81.64 FEET; THENCE NORTH 02°25'36" EAST, 84.40 FEET; THENCE NORTH 33°15'21" EAST, 97.27 FEET; THENCE NORTH 18°32'08" WEST, 107.51 FEET; THENCE NORTH 41°20'26" EAST, 108.64 FEET; THENCE NORTH 15°48'05" EAST, 135.49 FEET; THENCE NORTH 44°51'58" EAST, 94.70 FEET; THENCE NORTH 16°28'59" WEST, 137.13 FEET; THENCE NORTH 05°16'30" EAST, 113.74 FEET; THENCE NORTH 07°22'24" WEST, 125.09 FEET; THENCE NORTH 01°50'13" EAST, 138.29 FEET; THENCE NORTH 33°39'09" EAST, 118.64 FEET; THENCE NORTH 26°58'56" EAST, 104.57 FEET; THENCE NORTH 29°36'44" EAST, 136.97 FEET; THENCE NORTH 10°01'39" EAST, 89.62 FEET; THENCE NORTH 35°48'58" EAST, 84.11 FEET; THENCE NORTH 83°17'30" EAST, 84.91 FEET; THENCE NORTH 31°27'26" EAST, 57.01 FEET; THENCE NORTH 20°18'00" EAST, 86.28 FEET; THENCE NORTH 38°20'56" EAST, 121.14 FEET; THENCE NORTH 26°45'49" EAST, 70.46 FEET; THENCE NORTH 58°50'00" EAST, 75.34 FEET; THENCE NORTH 07°53'15" EAST, 73.54 FEET; THENCE NORTH 62°26'03" EAST, 94.74 FEET; THENCE NORTH 70°03'42" EAST, 109.04 FEET; THENCE NORTH 73°27'42" EAST, 70.76 FEET; THENCE NORTH 83°55'35" EAST, 56.69 FEET; THENCE NORTH 62°56'12" EAST, 105.03 FEET; THENCE NORTH 38°44'16" EAST, 88.60 FEET; THENCE NORTH 24°29'55" EAST, 75.26 FEET; THENCE NORTH 31°42'47" EAST, 59.64 FEET; THENCE NORTH 25°17'55" EAST, 118.97 FEET; THENCE NORTH 78°14'44" EAST, 137.79 FEET; THENCE NORTH 89°27'08" EAST, 115.39 FEET; THENCE NORTH 75°24'34" EAST, 180.57 FEET; THENCE NORTH 54°03'42" EAST, 193.58 FEET; THENCE NORTH 33°09'51" EAST, 142.22 FEET; THENCE NORTH 45°01'19" EAST, 106.41 FEET; THENCE NORTH 09°24'46" WEST, 130.64 FEET; THENCE NORTH 08°59'31" WEST, 101.03 FEET; THENCE NORTH 62°48'05" EAST, 13.58 FEET; THENCE NORTH 68°58'03" EAST, 63.79 FEET; THENCE NORTH 62°19'37" EAST, 45.02 FEET; THENCE SOUTH 83°10'53" EAST, 89.61 FEET; THENCE NORTH 27°50'43" EAST, 123.15 FEET; THENCE NORTH 12°02'49" EAST, 135.22 FEET; THENCE NORTH 23°35'29" EAST, 94.80 FEET; THENCE NORTH 38°54'02" EAST, 86.81 FEET; THENCE NORTH 39°02'57" EAST, 139.51 FEET; THENCE NORTH 24°17'07" EAST, 119.26 FEET; THENCE NORTH 30°39'08" EAST, 142.42 FEET; THENCE NORTH 71°34'41" EAST, 123.77 FEET; THENCE NORTH 14°03'54" EAST, 117.04 FEET; THENCE NORTH 28°26'17" EAST, 118.78 FEET; THENCE NORTH 43°00'29" EAST, 92.09 FEET; THENCE NORTH 40°51'51" EAST, 92.00 FEET; THENCE NORTH 17°35'28" EAST, 94.43 FEET; THENCE NORTH 39°00'38" EAST, 106.52 FEET; THENCE NORTH 25°27'09" EAST, 91.08 FEET; THENCE NORTH 17°55'28" EAST, 86.77 FEET; THENCE NORTH 39°14'47" WEST, 80.41 FEET; THENCE NORTH 05°14'56" EAST, 92.94 FEET; THENCE NORTH 23°35'18" EAST, 66.07 FEET; THENCE

NORTH 16°40'52" EAST, 78.16 FEET; THENCE NORTH 36°38'05" EAST, 135.35 FEET; THENCE NORTH 13°01'32" EAST, 123.31 FEET; THENCE NORTH 32°59'16" EAST, 114.80 FEET; THENCE NORTH 05°34'46" EAST, 121.12 FEET; THENCE NORTH 01°38'37" WEST, 141.02 FEET; THENCE NORTH 07°43'01" EAST, 103.19 FEET; THENCE NORTH 47°50'06" WEST, 141.96 FEET; THENCE NORTH 12°48'44" EAST, 104.44 FEET; THENCE NORTH 12°17'52" WEST, 96.35 FEET; THENCE NORTH 31°58'12" EAST, 56.98 FEET; THENCE NORTH 41°49'35" WEST, 67.40 FEET; THENCE NORTH 27°37'48" WEST, 58.96 FEET; THENCE NORTH 18°16'15" EAST, 45.21 FEET; THENCE NORTH 04°55'57" WEST, 69.55 FEET; THENCE NORTH 11°51'24" EAST, 78.53 FEET; THENCE NORTH 65°49'06" EAST, 39.60 FEET; THENCE NORTH 09°44'40" EAST, 87.18 FEET; THENCE NORTH 24°48'30" EAST, 51.57 FEET; THENCE NORTH 40°07'41" WEST, 35.60 FEET; THENCE NORTH 28°32'14" EAST, 72.56 FEET; THENCE NORTH 17°21'17" WEST, 39.36 FEET; THENCE NORTH 08°57'09" WEST, 13.22 FEET TO THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1883, PAGE 1224 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 72°02'09" EAST, ALONG LAST SAID LINE, 792.59 FEET; THENCE SOUTH 00°54'40" WEST, 81.84 FEET; THENCE SOUTH 09°44'40" WEST, 61.99 FEET; THENCE SOUTH 24°47'00" EAST, 53.64 FEET; THENCE SOUTH 66°46'01" WEST, 75.93 FEET; THENCE SOUTH 08°13'34" WEST, 48.45 FEET; THENCE SOUTH 07°14'58" EAST, 61.58 FEET; THENCE SOUTH 29°44'17" EAST, 70.08 FEET; THENCE SOUTH 26°27'09" EAST, 84.88 FEET; THENCE SOUTH 55°19'49" WEST, 44.67 FEET; THENCE SOUTH 10°40'16" WEST, 62.30 FEET; THENCE SOUTH 16°45'26" EAST, 51.98 FEET; THENCE SOUTH 04°17'36" WEST, 76.40 FEET; THENCE SOUTH 11°54'17" WEST, 61.09 FEET; THENCE SOUTH 05°51'00" EAST, 87.21 FEET; THENCE SOUTH 58°22'37" EAST, 75.37 FEET; THENCE NORTH 70°47'28" EAST, 43.75 FEET TO THE EASTERLY LINE OF SAID SECTION 38; THENCE SOUTH 19°06'40" WEST, ALONG LAST SAID LINE AND ALONG THE EASTERLY LINE OF SAID SECTION 41, A DISTANCE OF 2597.32 FEET; THENCE SOUTH 50°53'26" WEST, 2601.95 FEET; THENCE SOUTH 31°47'56" WEST, 450.98 FEET; THENCE NORTH 69°52'53" WEST, 1.67 FEET; THENCE SOUTH 41°11'45" WEST, 33.61 FEET; THENCE SOUTH 35°05'55" WEST, 40.13 FEET; THENCE SOUTH 15°40'57" WEST, 33.97 FEET; THENCE SOUTH 31°47'56" WEST, 1117.19 FEET TO THE POINT OF BEGINNING,

CONTAINING 131.04 ACRES, MORE OR LESS.

Exhibit C

Eastland/Adler Creek

Comprehensive Plan Text Amendment

Objective A.1.11.1(TBD)__ - Development within the approximately 733 acres of the Adler Creek Property, as defined in Ordinance 2021-87, shall be limited to a maximum of 1,682 residential units. No non-residential development will be permitted within the Adler Creek Property. Proposed changes to increase the residential density or to add non-residential uses are subject to the provisions of Chapter 163, Florida Statutes, as related to Comprehensive Plan Amendments.

THE ST. AUGUSTINE RECORD
Affidavit of Publication

ROGERS, TOWER
1301 RIVERPLACE BLVD
JACKSONVILLE, FL 32207

ACCT: 15669
AD# 0003378181-01
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 MELISSA RHINEHART 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 AD DISPLAY in the matter of COMPAMD 2020-02 was published in said newspaper on 09/24/2021.

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.

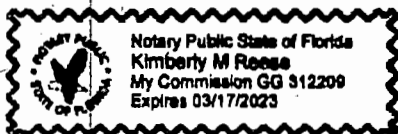
Sworn to (or affirmed) and subscribed before me by means of

physical presence or
 online notarization

this day of SEP 24 2021

by [Signature] who is personally known to me or who has produced as identification

[Signature]
(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, 10/21/2021 at 1:30 p.m., and the St. Johns County Board of County Commissioners on Tuesday, 12/7/2021 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 adopt 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 (R/S) AND PARKS AND RECREATION TO RESIDENTIAL-C AND CONSERVATION (CV) FOR APPROXIMATELY 733 ACRES OF LAND LOCATED EAST OF PACETTI ROAD AND NORTH OF CR 208; 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 733 acres and is located on East of Pacetti Road, southwest of State Road 16 and north of County Road 208, 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 COMPAMD-2020000002, 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.

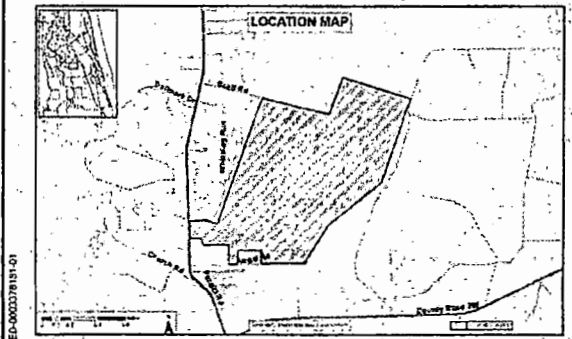
Interested parties may appear at the public hearings to be heard regarding the proposed amendment.

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 of 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
GREG MATOVINA, CHAIR
File Number: COMPAMD-2020-02
Project Name: Adler Creek

BOARD OF COUNTY COMMISSIONERS: ST. JOHNS COUNTY, FLORIDA
JEREMIAH R. BLOCKER, CHAIR



9-24-21



FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

December 13, 2021

Honorable Brandon Patty
Clerk of Courts
St. Johns County
500 San Sebastian View
St. Augustine, Florida 32084

Attention: Yvonne King

Dear Mr. Patty:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of St. Johns Ordinance No. 2021-87, which was filed in this office on December 13, 2021.

Sincerely,

Anya Owens
Program Administrator

AO/lb

FILED DEC 13 2021
ST. JOHNS COUNTY
CLERK OF COURT

BY: Yvonne King
DEPUTY CLERK