

This ordinance was re-recorded to reflect the correct effective date on page 2.

Previously recorded: Book 5669, Page 1336

Public Records of St. Johns County, FL

Clerk number: 2023019742

BK: 5724 PG: 1739

3/16/2023 8:20 AM

ORDINANCE NUMBER: 2022 - 79

**AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF RESIDENTIAL, GENERAL (RG-2) AND COMMERCIAL, GENERAL (CG) TO OPEN RURAL (OR); MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.**

**NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA:**

**WHEREAS**, the development of the lands within this rezoning shall proceed in accordance with the application, dated May 24, 2022 in addition to supporting documents and statements from the applicant, **which are a part of Zoning File REZ 2022-14 Cracker Swamp Properties**, as approved by the Board of County Commissioners, and incorporated by reference into and made part hereof this Ordinance. In the case of conflict between the application, the supporting documents, and the below described special provisions of this Ordinance, the below described provisions shall prevail.

**SECTION 1.** Upon consideration of the application, supporting documents, statements from the applicant, correspondence received by the Growth Management Department, recommendation of the Planning and Zoning Agency, and comments from the staff and the general public at the public hearing, the Board of County Commissioners, finds as follows:

1. The request for rezoning has been fully considered after public hearing with legal notice duly published as required by law.
2. The rezoning to **Open Rural (OR)** is consistent with the Comprehensive Plan, in that:
  - (a) The rezoning is compatible and complementary to conforming adjacent land uses. (Objective A.1.3.11)
  - (b) The rezoning encourages an efficient and compact land use pattern and supports balanced growth and economic development. (Objective A.1.11)
  - (c) The proposed project is consistent with the goals, policies and objectives of the 2025 St. Johns County Comprehensive Plan.
3. The rezoning to **Open Rural (OR)** is consistent with the St. Johns County Land Development Code.
4. The zone district of **Open Rural (OR)** is consistent with the land uses allowed in the land use designation of Agricultural-Intensive (A-I) as depicted on the 2025 Future Land Use Map.

**SECTION 2.** Pursuant to this application **File Number REZ 2022-14** the zoning classification of the lands described within the attached legal description, Exhibit "A",

**is hereby changed Open Rural (OR).**

**SECTION 3.** To the extent that they do not conflict with the unique, specific and detailed provisions of this Ordinance, all provisions of the Land Development Code as such may be amended from time to time shall be applicable to development of property referenced herein except to the degree that development may qualify for vested rights in accordance with applicable ordinances and laws. Notwithstanding any provision of this Ordinance, no portion of any concurrency provision or impact fee ordinance, building code, Comprehensive Plan or any other non-Land Development Code ordinance or regulation shall be deemed waived or varied by any provision herein. Notwithstanding any provision of this Ordinance, no portion of any use restriction, title conditions, restriction or covenant shall be deemed waived or varied by any provision herein.

**SECTION 4.** 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.

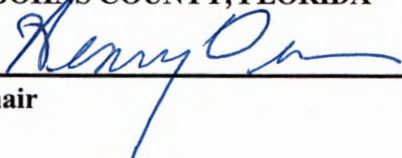
**SECTION 5.** This Ordinance shall take effect upon receipt by the Secretary of State.

**SECTION 6.** This Ordinance shall be recorded in a book kept and maintained by the Clerk of the Board of County Commissioners of St. Johns County, Florida, in accordance with Section 125.68, Florida Statutes.

**SECTION 7.** Upon the effective date of this Ordinance, the zoning classification shall be recorded on the Zoning Atlas.

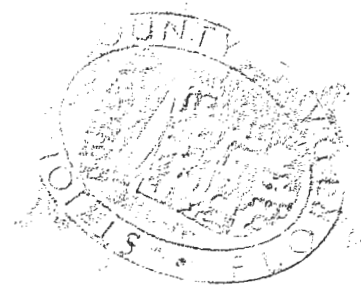
**PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA THIS 15<sup>th</sup> DAY OF November 2022.**

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

BY:   
Chair

**ATTEST: BRANDON J. PATTY, CLERK  
OF THE CIRCUIT COURT &  
COMPTROLLER**

BY:   
Deputy Clerk



Rendition Date: NOV 17 2022

Effective Date: ~~NOV 22 2022~~  
DEC 16 2022

**EXHIBIT A**  
**LEGAL DESCRIPTION**  
**Cracker Swamp Properties**

LEGAL DESCRIPTION PARCEL A

A PORTION OF THOSE LANDS AS INTENDED TO BE DESCRIBED IN OFFICIAL RECORDS BOOK 1548, PAGE 1425, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID LANDS BEING A PORTION OF THE G.I.F. CLARKE GRANT, SECTION 38, TOWNSHIP 9 SOUTH, RANGE 28 EAST, A PORTION OF SECTION 37, TOWNSHIP 10 SOUTH, RANGE 28 EAST, A PORTION OF GOVERNMENT LOT 3, SECTION 34, TOWNSHIP 9 SOUTH, RANGE 28 EAST AND A PORTION OF GOVERNMENT LOTS 1 AND 2, SECTION 3, TOWNSHIP 10 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT OF INTERSECTION OF THE WESTERLY LINE OF THE G.I.F. CLARKE GRANT, SECTION 38, TOWNSHIP 9 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA AND THE SOUTHERLY MAINTAINED RIGHT OF WAY LINE OF CRACKER SWAMP ROAD AS RECORDED IN ST. JOHNS COUNTY MAINTENANCE MAP BOOK 1, PAGES 17 THROUGH 20, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY FLORIDA; THENCE SOUTH 88°20' 06" EAST, ALONG SAID SOUTHERLY MAINTAINED RIGHT OF WAY OF CRACKER SWAMP ROAD, A DISTANCE OF 950.98 FEET TO A FOUND 1/2" IRON PIPE IDENTIFIED AS "LB 6824"; THENCE SOUTH 01°39'54" WEST, CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY, A DISTANCE OF 5.00 FEET TO A POINT ON A CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 170.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY RIGHT OF WAY, THROUGH A CENTRAL ANGLE OF 69°35'14" AN ARC DISTANCE OF 206.47 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 56°52'18" EAST, 194.01 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 57.69 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, DEPARTING SAID SOUTHERLY RIGHT OF WAY, THROUGH A CENTRAL ANGLE OF 28°47'57", AN ARC DISTANCE OF 29.10 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 56°51'58" EAST, 28.79 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 125.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°08'54", AN ARC DISTANCE OF 70.14 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 26°00'42" EAST, 69.22 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 09°56'15" EAST, A DISTANCE OF 585.89 FEET; THENCE SOUTH 05°58'18" WEST, A DISTANCE OF 308.02 FEET; THENCE NORTH 84°05'00" WEST, A DISTANCE OF 730.67 FEET TO A 4"x4" CONCRETE MONUMENT IDENTIFIED AS "LB6824"; THENCE NORTH 85°45'49" WEST, A DISTANCE OF 569.19 FEET TO A 4"x4" CONCRETE MONUMENT IDENTIFIED AS "LB6824"; THENCE NORTH 04°18'00" EAST, A DISTANCE OF 773.52 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 1028771 SQUARE FEET OR 23.62 ACRES MORE OR LESS.

LEGAL DESCRIPTION PARCEL B

A PORTION OF THOSE LANDS AS INTENDED TO BE DESCRIBED IN OFFICIAL RECORDS BOOK 1548, PAGE 1425, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID LANDS BEING A PORTION OF THE G.I.F. CLARKE GRANT, SECTION 38, TOWNSHIP 9 SOUTH, RANGE 28 EAST, A PORTION OF SECTION 37, TOWNSHIP 10 SOUTH, RANGE 28 EAST, A PORTION OF GOVERNMENT LOT 3, SECTION 34, TOWNSHIP 9 SOUTH, RANGE 28 EAST AND A PORTION OF GOVERNMENT LOTS 1 AND 2, SECTION 3, TOWNSHIP 10 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT A POINT OF INTERSECTION OF THE WESTERLY LINE OF THE G.I.F. CLARKE GRANT, SECTION 38, TOWNSHIP 9 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA AND THE SOUTHERLY MAINTAINED RIGHT OF WAY LINE OF CRACKER SWAMP ROAD AS RECORDED IN ST. JOHNS COUNTY MAINTENANCE MAP BOOK 1, PAGES 17 THROUGH 20, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY FLORIDA; THENCE SOUTH 88°20'06" EAST, ALONG SAID SOUTHERLY MAINTAINED RIGHT OF WAY OF CRACKER SWAMP ROAD, A DISTANCE OF 950.98 FEET TO A FOUND 1/2" IRON PIPE IDENTIFIED AS "LB 6824"; THENCE SOUTH 01°39'54" WEST, CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY, A DISTANCE OF 5.00 FEET TO A POINT ON A CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 170.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY RIGHT OF WAY, THROUGH A CENTRAL ANGLE OF 69°35'14" AN ARC DISTANCE OF 206.47 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 56°52'18" EAST, 194.01 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 170.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°56'05", AN ARC DISTANCE OF 50.25 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 13°36'38" EAST, 50.06 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 83°58'08" EAST, A DISTANCE OF 562.05 FEET; THENCE SOUTH 68°31'29" EAST, A DISTANCE OF 155.89 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°16'00", AN ARC DISTANCE OF 47.59 FEET, SAID CURVE BEING SUBTENDED BY CHORD BEARING AND DISTANCE OF SOUTH 54°53'29" EAST, 47.14 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 41°15'29" EAST, A DISTANCE OF 733.75 FEET; THENCE SOUTH 04°25'13" WEST, A DISTANCE OF 238.97 FEET; THENCE NORTH 85°17'06" WEST, A DISTANCE OF 554.60 FEET; THENCE NORTH 88°58'44" WEST, A DISTANCE OF 382.96 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 82.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 79°02'29", AN ARC DISTANCE OF 113.12 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 49°27'29" WEST, 104.36 FEET TO THE POINT OF TANGENCY; THENCE NORTH 09°56' 15" WEST, A DISTANCE OF 585.89 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 175.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°08'54", AN ARC DISTANCE OF 98.19 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 26°00'42" WEST, 96.91 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 105.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°12'47", AN ARC DISTANCE OF 59.03 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 58°11'32" WEST, 58.26 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 722470 SQUARE FEET OR 16.59 ACRES MORE OR LESS.

## LEGAL DESCRIPTION PARCEL C

A PORTION OF THOSE LANDS AS INTENDED TO BE DESCRIBED IN OFFICIAL RECORDS BOOK 1548, PAGE 1425, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID LANDS BEING A PORTION OF THE G.I.F. CLARKE GRANT, SECTION 38, TOWNSHIP 9 SOUTH, RANGE 28 EAST, A PORTION OF SECTION 37, TOWNSHIP 10 SOUTH, RANGE 28 EAST, A PORTION OF GOVERNMENT LOT 3, SECTION 34, TOWNSHIP 9 SOUTH, RANGE 28 EAST AND A PORTION OF GOVERNMENT LOTS 1 AND 2, SECTION 3, TOWNSHIP 10 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT A POINT OF INTERSECTION OF THE WESTERLY LINE OF THE G.I.F. CLARKE GRANT, SECTION 38, TOWNSHIP 9 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA AND THE SOUTHERLY MAINTAINED RIGHT OF WAY LINE OF CRACKER SWAMP ROAD AS RECORDED IN ST. JOHNS COUNTY MAINTENANCE MAP BOOK 1, PAGES 17 THROUGH 20, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY FLORIDA; THENCE SOUTH 88°20'06" EAST, ALONG SAID SOUTHERLY MAINTAINED RIGHT OF WAY OF CRACKER SWAMP ROAD, A DISTANCE OF 950.98 FEET TO A FOUND 1/2" IRON PIPE IDENTIFIED AS "LB 6824"; THENCE SOUTH 01°39'54" WEST, CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY, A DISTANCE OF 5.00 FEET TO A POINT ON A CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 170.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY RIGHT OF WAY, THROUGH A CENTRAL ANGLE OF 69°35'14" AN ARC DISTANCE OF 206.47 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 56°52'18" EAST, 194.01 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 170.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°56'05", AN ARC DISTANCE OF 50.25 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 13°36'38" EAST, 50.06 FEET; THENCE NORTH 83°59'08" EAST, A DISTANCE OF 562.05 FEET; THENCE SOUTH 68°31'29" EAST, A DISTANCE OF 155.89 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°16'00", AN ARC DISTANCE OF 47.59 FEET, SAID CURVE BEING SUBTENDED BY CHORD BEARING AND DISTANCE OF SOUTH 54°53'29" EAST, 47.14 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 41°15'29" EAST, A DISTANCE OF 733.75 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 44°18'53" EAST, A DISTANCE OF 40.37 FEET; THENCE SOUTH 45°48'29" EAST, A DISTANCE OF 52.01 FEET; THENCE NORTH 50°10'48" EAST, A DISTANCE OF 343.96 FEET; THENCE SOUTH 79°48'29" EAST, A DISTANCE OF 245.34 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 82°00'00", AN ARC DISTANCE OF 286.23 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 38°48'29" EAST, 262.42 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 02°11'31" WEST, A DISTANCE OF 302.93 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 300.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°46'00", AN ARC DISTANCE OF 87.79 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 10°34'31" WEST, 87.48 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 18°57'31" WEST, A DISTANCE OF 188.11 FEET; THENCE NORTH 85°13'07" WEST, A DISTANCE OF 492.40 FEET; THENCE NORTH 00°38'15" EAST, A DISTANCE OF 172.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 145.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 85°55'21", AN ARC DISTANCE OF 217.45 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 42°19'26" WEST, 197.64 FEET TO THE POINT OF TANGENCY; THENCE NORTH 85°17'06" WEST, A DISTANCE OF 43.58 FEET; THENCE NORTH 04°25'13" WEST, A DISTANCE OF 238.97 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 417145 SQUARE FEET OR 9.58 ACRES MORE OR LESS.

## LEGAL DESCRIPTION PARCEL D

A PORTION OF THOSE LANDS AS INTENDED TO BE DESCRIBED IN OFFICIAL RECORDS BOOK 1548, PAGE 1425, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID LANDS BEING A PORTION OF THE G.I.F. CLARKE GRANT, SECTION 38, TOWNSHIP 9 SOUTH, RANGE 28 EAST, A PORTION OF SECTION 37, TOWNSHIP 10 SOUTH, RANGE 28 EAST, A PORTION OF GOVERNMENT LOT 3, SECTION 34, TOWNSHIP 9 SOUTH, RANGE 28 EAST AND A PORTION OF GOVERNMENT LOTS 1 AND 2, SECTION 3, TOWNSHIP 10 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT OF INTERSECTION OF THE WESTERLY LINE OF THE G.I.F. CLARKE GRANT, SECTION 38, TOWNSHIP 9 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA AND THE SOUTHERLY MAINTAINED RIGHT OF WAY LINE OF CRACKER SWAMP ROAD AS RECORDED IN ST. JOHNS COUNTY MAINTENANCE MAP BOOK 1, PAGES 17 THROUGH 20, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY FLORIDA;

THENCE SOUTH 04°18'00" WEST, A DISTANCE OF 773.52 FEET TO A 4"x4" CONCRETE MONUMENT IDENTIFIED AS "LB 6824"; THENCE SOUTH 85°45'49" EAST, A DISTANCE OF 569.19 FEET TO 4"x4" CONCRETE MONUMENT IDENTIFIED AS "LB6824", SAID CONCRETE MONUMENT BEING THE POINT OF BEGINNING;

THENCE SOUTH 84°05'00" EAST, A DISTANCE OF 730.67 FEET; THENCE NORTH 05°58'18" EAST, A DISTANCE OF 308.92 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 132.00 FEET, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 79°02'29", AN ARC DISTANCE OF 182.10 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 49°27'29" EAST, 168.00 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 88°58'44" EAST, A DISTANCE OF 163.04 FEET; THENCE SOUTH 01°04'48" EAST, A DISTANCE OF 729.72 FEET; THENCE SOUTH 89°40'42" WEST, A DISTANCE OF 1051.00 FEET TO A 4"x4" CONCRETE MONUMENT IDENTIFIED AS "LB 6824"; THENCE NORTH 01°09'01" WEST, A DISTANCE OF 615.80 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 658486 SQUARE FEET OR 15.12 ACRES MORE OR LESS.

Parcel E:

A portion of those lands as intended to be described in Official Records Book 1548, page 1425, of the public records of St. Johns County, Florida, said lands being a portion of the G.I.F. Clarke Grant, Section 38, Township 9 South, Range 28 East, a portion of Section 37, Township 10 South, Range 28 East, a portion of Government Lot 3, Section 34, Township 9 South, Range 28 East and a portion of Government Lots 1 and 2, Section 3, Township 10 South, Range 28 East, St. Johns County, Florida and being more particularly described as follows:

For a point of reference commence at a point of intersection of the Westerly line of the G.I.F. Clarke Grant, Section 38, Township 9 South, Range 28 East, St. Johns County, Florida and the Southerly maintained right of way line of Cracker Swamp Road as recorded in St. Johns County Maintenance Map Book 1, pages 17 through 20, of the public records of St. Johns County, Florida; thence South  $04^{\circ}18'00''$  West, a distance of 773.52 feet to a 4"x4" concrete monument identified as "LB 6824"; thence South  $85^{\circ}45'49''$  East, a distance of 569.19 feet to a 4"x4" concrete monument identified as "LB 6824"; thence South  $01^{\circ}09'01''$  East, a distance of 615.80 feet to a 4"x4" concrete monument identified as "LB 6824"; thence North  $89^{\circ}40'42''$  East, a distance of 1051.00 feet to the Point of Beginning; Thence North  $01^{\circ}04'48''$  West, a distance of 730.89 feet; thence South  $89^{\circ}45'29''$  East, a distance of 133.77 feet; thence South  $85^{\circ}00'29''$  East, a distance of 698.96 feet to the point of curvature of a curve concave Southwesterly and having a radius of 75.00 feet; thence Southeasterly, along the arc of said curve through a central angle of  $87^{\circ}30'00''$ , an arc distance of 114.54 feet, said curve being subtended by a chord bearing and distance of South  $41^{\circ}15'29''$  East, 103.73 feet to the point of tangency; thence South  $02^{\circ}29'31''$  West, a distance of 179.01 feet; thence North  $85^{\circ}13'07''$  West, a distance of 274.98 feet to a 4"x4" concrete monument identified as "LB 6824"; thence South  $05^{\circ}13'07''$  East, a distance of 458.04 feet to a 4"x4" concrete monument identified as "LB 6824"; thence North  $88^{\circ}28'07''$  West, a distance of 363.00 feet to a 4"x4" concrete monument identified as "LB 6824"; thence North  $00^{\circ}13'07''$  West, a distance of 12.54 feet to a 4"x4" concrete monument identified as "LB 6824"; thence South  $89^{\circ}40'42''$  West, a distance of 281.65 feet to the Point of Beginning.

TOGETHER WITH an easement for ingress and egress as described in that Non-Exclusive Perpetual Access Easement Agreement as described in Official Records Book 2541, page 1559 of the public records of St. Johns County, Florida.

LEGAL DESCRIPTION PARCEL F

A PORTION OF THOSE LANDS AS INTENDED TO BE DESCRIBED IN OFFICIAL RECORDS BOOK 1548, PAGE 1425, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID LANDS BEING A PORTION OF THE G.I.F. CLARKE GRANT, SECTION 38, TOWNSHIP 9 SOUTH, RANGE 28 EAST, A PORTION OF SECTION 37, TOWNSHIP 10 SOUTH, RANGE 28 EAST, A PORTION OF GOVERNMENT LOT 3, SECTION 34, TOWNSHIP 9 SOUTH, RANGE 28 EAST AND A PORTION OF GOVERNMENT LOTS 1 AND 2, SECTION 3, TOWNSHIP 10 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT A POINT OF INTERSECTION OF THE WESTERLY LINE OF THE G.I.F. CLARKE GRANT, SECTION 38, TOWNSHIP 9 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA AND THE SOUTHERLY MAINTAINED HIGH1 OF WAY LINE OF CRACKER SWAMP ROAD AS RECORDED IN ST. JOHNS COUNTY MAINTENANCE MAP BOOK 1, PAGES 17 THROUGH 20, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY FLORIDA; THENCE SOUTH 88°20'06" EAST, ALONG SAID SOUTHERLY MAINTAINED RIGHT OF WAY OF CRACKER SWAMP ROAD, A DISTANCE OF 950.98 FEET TO A FOUND 1/2" IRON PIPE IDENTIFIED AS "LB 6824"; THENCE SOUTH 01°39'54" WEST, CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY, A DISTANCE OF 5.00 FEET TO A POINT ON A CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 170.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY RIGHT OF WAY, THROUGH A CENTRAL ANGLE OF 69°35'14" AN ARC DISTANCE OF 206.47 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 56°52'18" EAST, 194.01 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 170.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°56'05", AN ARC DISTANCE OF 50.25 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 13°36'38" EAST, 50.06 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 170.00 FEET, SAID POINT ON A CURVE BEING THE POINT OF BEGINNING;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°47'32", AN ARC DISTANCE OF 20.15 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 01°44'50" EAST, 20.14 FEET TO THE POINT OF TANGENCY SAID POINT OF TANGENCY BEING ON THE EASTERLY RIGHT OF WAY OF SAID CRACKER SWAMP ROAD; THENCE NORTH 01°38'57" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 422.09 FEET; THENCE NORTH 01°17'14" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 571.23 FEET; THENCE NORTH 00°44'36" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 266.35 FEET; THENCE SOUTH 87°19'31" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 6.27 FEET; THENCE NORTH 04°36'22" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 466.40 FEET; THENCE NORTH 03°40'25" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 198.26 FEET; THENCE NORTH 01°53'56" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 515.55 FEET; THENCE SOUTH 89°22'14" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 2.49 FEET; THENCE NORTH 00°37'52" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 702.47 FEET; THENCE NORTH 69°33'06" EAST, DEPARTING SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 145.66 FEET; THENCE SOUTH 07°53'31" WEST, A DISTANCE OF 212.86 FEET; THENCE NORTH 86°21'29" WEST, A DISTANCE OF 55.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 48.48 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 97°13'00", AN ARC DISTANCE OF 82.26 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 45°02'01" WEST, 72.74 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 03°34'29" EAST, A DISTANCE OF 2177.00 FEET; THENCE SOUTH 09°11'29" EAST, A DISTANCE OF 569.04 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 100.00 FEET; THENCE SOUTH 59°20'10" EAST, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 59°20'10" AN ARC DISTANCE OF 103.56 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 38°51'29" EAST, 98.99 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 68°31'29" EAST, A DISTANCE OF 221.90 FEET; THENCE SOUTH 83°59'09" WEST, A DISTANCE OF 562.05 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINING 483213 SQUARE FEET OR 11.09 ACRES MORE OR LESS.

HEREBY CERTIFY THAT THIS DOCUMENT IS A TRUE AND CORRECT COPY AS APPEARS ON RECORD IN ST. JOHNS COUNTY, FLORIDA. WITNESS MY HAND AND OFFICIAL SEAL THIS 15th DAY OF March 2023



ST. JOHNS COUNTY CLERK OF COURT Ex-Officio Clerk of the Board of County Commissioners

By: Iwanne King, Deputy Clerk

# LOCALiQ

## FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

### PROOF OF PUBLICATION

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77 Saragossa St

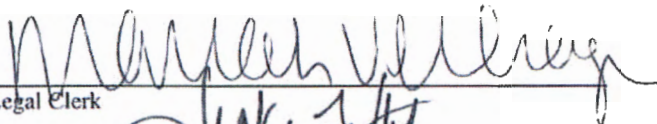
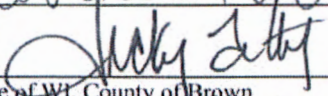
Saint Augustine FL 32084

STATE OF FLORIDA, COUNTY OF ST JOHNS

The St Augustine Record, a daily newspaper published in St Johns County, Florida; and of general circulation in St Johns County; and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated or by publication on the newspaper's website, if authorized, on:

09/07/2022

and that the fees charged are legal.  
Sworn to and subscribed before on 09/07/2022

  
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**NOTICE OF A PROPOSED REZONING**

NOTICE IS HEREBY GIVEN that a public hearing will be held on 10/6/2022 at 1:30 pm before the Planning and Zoning Agency in the St. Johns County Auditorium located at 500 San Sebastian View, St. Augustine, Florida and on 11/15/2022 at 9:00 am before the Board of County Commissioners in the St. Johns County Auditorium located at 500 San Sebastian View, St. Augustine, Florida to consider a Request to rezone approximately 88.06 acres of land from Residential General (RG-2) and Commercial General (CG) to Open Rural (OR).

**AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF RESIDENTIAL, GENERAL (RG-2) AND COMMERCIAL, GENERAL (CG) TO OPEN RURAL (OR); MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.**

The subject property is located on Cracker Swamp Road and West Deep Creek Blvd, south of CR 13 S, East of Hastings. See attached map (Exhibit A). This file and the proposed ordinance are maintained in the Planning and Zoning Section of the Growth Management Department located at the St. Johns County Permit Center, 4040 Lewis Speedway, St. Augustine, Florida 32084 and may be inspected by interested parties prior to said public hearing. Items not heard by 6 pm shall automatically be continued until 9 am the following day, unless otherwise directed by the Board.

Interested parties may appear at the meeting and be heard with respect to the proposed ordinance.

If a person decides to appeal any decision made with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

This matter is subject to court imposed quasi-judicial rules of procedure. Interested parties should limit contact with the Board of County Commissioners or the Planning and Zoning Agency members on this topic, except in compliance with Resolution 95-126, to properly noticed public hearings or to written communication, care of SJC Planning and Zoning Section, 4040 Lewis Speedway, St. Augustine, Florida, 32084.

**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	BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA	ST. JOHNS COUNTY, FLORIDA
GREG MATOVINA, CHAIR	HENRY DEAN, CHAIR
FILE NUMBER: REZ-2022000014	
PROJECT NAME: Cracker Swamp Properties	



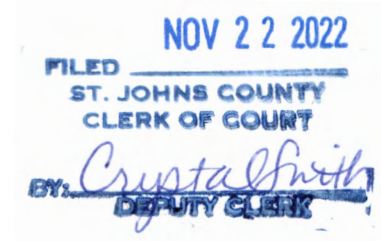




**FLORIDA DEPARTMENT *of* STATE**

**RON DESANTIS**  
Governor

**CORD BYRD**  
Secretary of State



November 22, 2022

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

Attention: Crystal Smith

Dear Honorable Brandon Patty:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of St. Johns Ordinance No. 2022-79, which was filed in this office on November 18, 2022.

Sincerely,

Anya Owens  
Program Administrator

ACO/rra