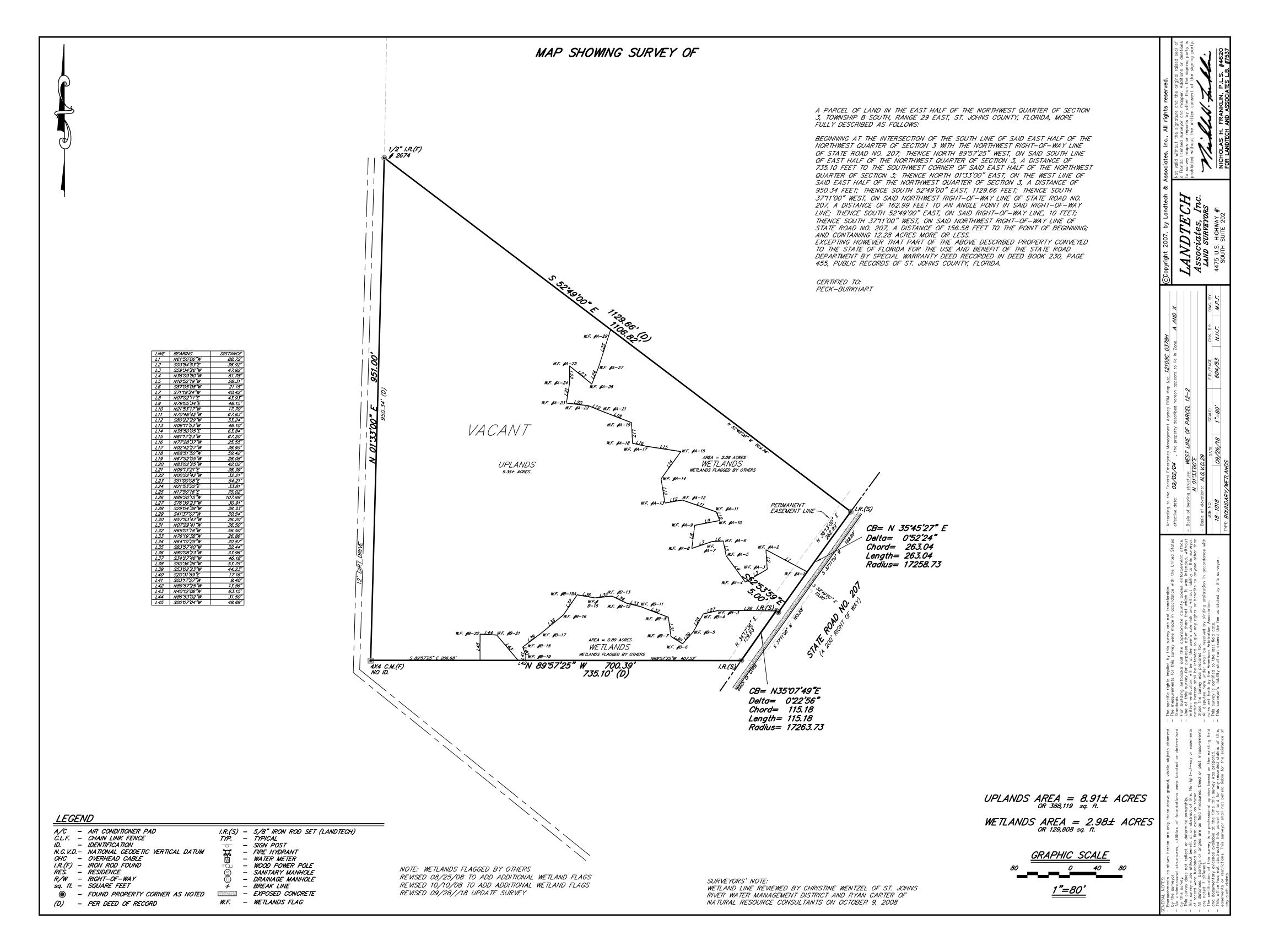
# 2255 SR 207

# Prepared By: Molly Butler

22	55updatedsurvey	2
22	55SR207RezoningSurvey2018	3
SJR	RWMDdetermination	4
OR	RD2019-43	16
OR	RD2019-442	23





#### WETLANDS LINE TABLE

LINE	BEARING	DISTANCE
L1	N61°50'06"W	88.72'
L2	S03°54'53"E	36.92'
<i>L3</i>	S59°34'26"W	47.92'
L4	N36'09'50"W	61.78'
L5	N10°52'19"W	28.31'
L6	S87'05'08"W	21.15'
<i>L7</i>	S7179'24"W	40.42'
L8	NO7'02'11"E	43.93'
L9	N79°05'34"E	48.15'
L10	N21'53'17"W	17.70'
L11	N70°48'42"W	67.83'
L12	S80°22'29"W	33.24'
L13	NO911'53"W	46.10'
L14	N35°50'05"E	63.84'
L15	N81"17'23"W	67.20'
L16	N77°28'37"W	25.55
L17	NO2'42'27"W	<i>38.95</i> '
L18	N68°51'50"W	59.42'
L19	N67°52'05"W	28.08'
L20	N83°02'25"W	42.02'
L21	N09"13'21"E	<i>38.39</i> ′
L22	N00°22'42"W	32.21'
L23	S51°00'08"E	54.21'
L24	N21 53'22"E	33.81'
L25	N17°50'16"E	75.02'
L26	N89°20′15″W	107.99'
L27	S76'39'23"W	30.91'
L28	S29°04'38"W	38.33'
L29	S41°37′07″W	30.54'
L30	N57°53'47"W	26.20'
L31	NO7°29'41"W	36.50
L32	N69°01'18"W	56.50'
L33	N76"19'38"W	26.86'
L34	N64'10'29"W	30.87'
L35	S83*57'40"W	32.44'
L36	N80°08'23"W	33.96'
L37	S34*27'46"W	46.18'
L38	S50°36'26"W	<i>53.75</i> ′
L39	S53°02'23"W S20°31'59"E	44.23'
L40	SO317'27"W	17.16'
L41		9.40'
L42	N89°57'25"W	13.86'
L43	N40°12'06"W N86°53'02"W	63.15'
L44 L45	S00°07'04"W	31.50'
L45	300 07 04 W	49.89'

LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3329, PAGE 576 1/2" I.R.(F)

# BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L46	N89°57'25"W	132.47
L47	NOO*31'08"W	45.83
L48	S24°48'28"W	49.99
L49	S17'50'16"W	<i>75.02</i> ′
L50	S21°53'22"W	33.81
L51	S08'47'53"W	41.57
L52	S68*32'39"E	<i>87.50</i> °
L53	S02'42'27"E	<i>38.95</i> ′
L54	S77"29'06"E	<i>25.57</i>
L55	S817715 <b>"</b> E	<i>67.18</i> ′
L56	S35°50'05*W	63.84
<i>L57</i>	S59°08'53"E	121.38
L58	S52'39'24"E	118.18
L59	S61°50'06"E	<i>88.72</i> °
<i>L60</i>	N52°53'59"W	5.00'

## BOUNDARY CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	17258.73	94.15	078'45"	S35°28'38"W	94.15
C2	17263.73	115.21	0'22'57"	S3507'49"W	115.21

### LEGEND

A/C - AIR CONDITIONER PAD C.L.F. - CHAIN LINK FENCE - IDENTIFICATION

N.G. V.D. - NATIONAL GEODETIC VERTICAL DATUM OHC — OVERHEAD CABLE I.R.(F) — IRON ROD FOUND RES. - RESIDENCE R/W - RIGHT-OF-WAY

sq. ft. - SQUARE FEET - FOUND PROPERTY CORNER AS NOTED - PER DEED OF RECORD

I.R.(S) — 5/8" IRON ROD SET (LANDTECH)

- SIGN POST - FIRE HYDRANT - WATER METER - WOOD POWER POLE - SANITARY MANHOLE - DRAINAGE MANHOLE – Break line - EXPOSED CONCRETE

- TYPICAL

NOTE: WETLANDS FLAGGED BY OTHERS REVISED 08/25/08 TO ADD ADDITIONAL WETLAND FLAGS REVISED 10/10/08 TO ADD ADDITIONAL WETLAND FLAGS REVISED 06/10//18 NEW LEGAL DESCRIPTION FOR W.F. - WETLANDS FLAG

4X4 C.M.(F)N89°57'25"W 292.87 NO ID.

PARENT TRACT

A PARCEL OF LAND IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, MORE FULLY DESCRIBED

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER OF SECTION 3 WITH THE NORTHWEST RIGHT—OF—WAY LINE OF STATE ROAD NO. 207; THENCE NORTH 89°57'25" WEST, ON SAID SOUTH LINE OF EAST HALF OF THE NORTHWEST QUARTER OF SECTION 3, A DISTANCE OF 735.10 FEET TO THE SOUTHWEST CORNER OF SAID EAST HALF OF THE NORTHWEST QUARTER OF SECTION 3; THENCE NORTH 01°33'00" EAST, ON THE WEST LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER OF SECTION 3, A DISTANCE OF 950.34 FEET; THENCE SOUTH 52°49'00" EAST, 1129.66 FEET; THENCE SOUTH 37'11'00" WEST, ON SAID NORTHWEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 207, A DISTANCE OF 162.99 FEET TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE SOUTH 52'49'00" EAST, ON SAID RIGHT-OF-WAY LINE, 10 FEET; THENCE SOUTH 37'11'00" WEST, ON SAID NORTHWEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 207, A DISTANCE OF 156.58 FEET TO THE POINT OF BEGINNING; AND CONTAINING 12.28 ACRES MORE OR LESS. EXCEPTING HOWEVER THAT PART OF THE ABOVE DESCRIBED PROPERTY CONVEYED TO THE STATE OF FLORIDA FOR THE USE AND BENEFIT OF THE STATE ROAD DEPARTMENT BY SPECIAL WARRANTY DEED RECORDED IN DEED BOOK 230, PAGE 455, PUBLIC RECORDS OF ST. JOHNS

#### LESS AND EXCEPT

A PARCEL OF LAND IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 3,
TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, MORE FULLY DESCRIBED

#### LEGAL DESCRIPTION (BY SURVEYOR)

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER OF SECTION 3 WITH THE NORTHWEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 207, THENCE NORTH 89'57'25" WEST, ON SAID SOUTH LINE OF EAST HALF OF THE NORTHWEST QUARTER OF SECTION 3, A DISTANCE OF 132.47 FEET; THENCE NORTH 00'31'08"
WEST, A DISTANCE OF 45.83 FEET; THENCE SOUTH 89'56'35" WEST, A DISTANCE OF 253.67
FEET; THENCE SOUTH 24'48'28" WEST, A DISTANCE OF 49.99 FEET; THENCE NORTH 89'57'25"
WEST, A DISTANCE OF 292.87 FEET; THENCE NORTH 01'33'00" EAST, ON THE WEST LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER OF SECTION 3, A DISTANCE OF 950.34 FEET; THENCE SOUTH 52'49'00" EAST, A DISTANCE OF 537.08 FEET; THENCE SOUTH 17'50'16" WEST, A DISTANCE OF 75.02 FEET; THENCE SOUTH 21'53'22" WEST, A DISTANCE OF 33.81 FEET; THENCE SOUTH 08'47'53" WEST, A DISTANCE OF 41.57 FEET; THENCE SOUTH 68'32'39" EAST, THENCE SOUTH 08'47'55" WEST, A DISTANCE OF 41.57 FEET; THENCE SOUTH 68'32 39 EAST, A DISTANCE OF 87.50 FEET; THENCE SOUTH 02'42'27" EAST, A DISTANCE OF 38.95 FEET; THENCE SOUTH 77'29'06" EAST, A DISTANCE OF 25.57 FEET; THENCE SOUTH 81'17'15" EAST, A DISTANCE OF 67.18 FEET; THENCE SOUTH 35'50'05" WEST, A DISTANCE OF 63.84 FEET; THENCE SOUTH 59'08'53" EAST, A DISTANCE OF 118.18 FEET; THENCE SOUTH 61'50'06" EAST, A DISTANCE OF 88.72 FEET TO THE NORTHWEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 207, SAID POINT BEING ON A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 17258.73 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0078'45", AN ARC LENGTH OF 94.15 FEET, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 35"28'38" WEST, 94.15 FEET; THENCE NORTH 52"47'05" WEST, A DISTANCE OF 5.00 FEET; TO A POINT ON A CURVE, SAID CURVE BEING CONCAVESOUTHEASTERLY AND HAVING A RADIUS OF 17263,73 FEET, THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00'22'57", AN ARC LENGTH OF 115.21 FEET, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 35'07'49" WEST, 115.21 FEET TO THE POINT OF BEGINNING.

CONTAINING 435,268 SQUARE FEET, OR 9.99 ACRES MORE OR LESS.

*WETLANDS* WETLANDS FLAGGED BY OTHERS PERMANENT W.F. # B-15 W.F. #B-12 AREA = 0.89 ACRES WETLANDS W.F. #8-8 N 89°57'25" W 700.39' 735.10' (D)

SURVEYORS' NOTE:

WETLAND LINE REVIEWED BY CHRISTINE WENTZEL OF ST. JOHNS

RIVER WATER MANAGEMENT DISTRICT AND RYAN CARTER OF

NATURAL RESOURCE CONSULTANTS ON OCTOBER 9, 2008

LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4438, PAGE 1589

VACANT

**UPLANDS** 

MAP SHOWING SURVEY OF

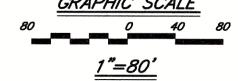
CERTIFIED TO: HIRON PECK

TWN LAKES

MAP BOOK 62, PAGES 13-24

OR 388,119 sq. ft.

OR 129,808 sq. ft.



 $UPLANDS AREA = 8.91 \pm ACRES$ WETLANDS AREA = 2.98± ACRES

*GRAPHIC SCALE* 

The span of the sp



Ann B. Shortelle, Ph.D., Executive Director

4049 Reid Street • P.O. Box 1429 • Palatka, FL 32178-1429 • (386) 329-4500 On the Internet at www.sjrwmd.com.

October 5, 2018

Linda Diann Peck 12210 Sweet Branch Ct Jacksonville, FL 32218-9091

SUBJECT: Petition for Formal Wetland Determination Number 108934-3, property to be

known as Peck Route 207 Parcel, 12.33± acres; Section(s): 3 Township: 8S

Range: 29E; St. Johns County, Linda Diann Peck, Petitioner.

#### Dear Sir/Madam:

Enclosed is your Formal Wetland Determination as authorized by the St. Johns River Water Management District on October 5, 2018. If you wish to do so, please refer to the attached Notice of Rights to determine any legal rights you may have concerning the District's decision.

Please be advised that the District will not publish a notice in the newspaper advising the public that it has issued your Formal Wetland Determination. A person interested in challenging a Formal Wetland Determination has twenty-six (26) days from the date on which the actual notice is deposited in the mail, or twenty-one (21) days from publication of newspaper notice when actual notice is not provided, within which to file a petition for an administrative hearing pursuant to Sections 120.569 and 120.57, Florida Statutes. Receipt of such a petition by the District may result in this Formal Wetland Determination becoming null and void. If you wish to have certainty that the period for filing a challenge, under chapter 120, Florida Statutes, to the District's decision is closed, then you may publish, at your own expense, a notice in a newspaper of general circulation. Please contact e-permit@sjrwmd.com or (386) 329-4570 if you want additional information about this process.

This Formal Wetland Determination does not relieve you from the responsibility of obtaining permits from any federal, state and/or local agencies for any work on this land. The enclosed Formal Wetland Determination is a legal document and should be kept with your other important records.

Sincerely,

Michelle Reiber, Bureau Chief

Michelle Reiber

**Environmental Resource Regulation** 

Enclosures: Formal Wetland Determination

Two (2) copies of certified surveys stamped approved by the District

Notice of Rights

Agent: Wayne F Burkhart

2009 Medinah Ln

Green Cv Spgs, FL 32043-8029

Douglas Burnett

ST AUGUSTINE

#### WETLAND DETERMINATION

#### CHAPTER 40C-4.042, F.A.C.

**PERMIT NO:** 108934-3 **DATE ISSUED:** October 5, 2018

**PROJECT NAME:** Peck Route 207 Parcel

#### **DETERMINATION STATEMENT:**

Formal Wetland Determination Renewal Authorization Statement: The formal determination of the landward extent of wetlands and other surface waters as determined by the District and as depicted on the one-sheet certified survey stamped as approved by the District 03 October 2018, for the 12.33-acre property known as Peck Route 207 Parcel, located in Section 3, Township 8 South, Range 29 East, St. Johns County. A Formal Wetland Determination (FWD) does not authorize construction on the subject property.

#### LOCATION:

SECTION(S): 3 TOWNSHIP(S): 8S RANGE(S): 29E

St. Johns County

#### **ISSUED TO:**

Linda Diann Peck 12210 Sweet Branch Ct Jacksonville, FL 32218-9091

Wayne F Burkhart 2009 Medinah Ln Green Cv Spgs, FL 32043-8029

This document and the enclosed survey serve as the Chapter 40C-4.042, F.A.C., Formal Wetland Determination issued by the St. Johns River Water Management District. This determination is a legal document and should be kept with your other important records. The District may transfer this determination after the receipt of written notification of transfer of ownership or control of the real property.

This formal wetland determination is binding for a period of five (5) years from the date of this determination provided physical conditions on the property do not change so as to alter the wetland boundaries during that period. The District's Governing Board may revoke the Formal Wetland Determination upon finding that the petitioner has submitted inaccurate information to the District. This determination is not a permit and does not authorize any construction.

**AUTHORIZED BY:** St. Johns River Water Management District Division of Regulatory Services

Bv.

**David Miracle** 

**Regulatory Coordinator** 

- 1. A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the St. Johns River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40C-1.1007, Florida Administrative Code, the petition must be filed (received) either by delivery at the office of the District Clerk at District Headquarters, P. O. Box 1429, Palatka Florida 32178-1429 (4049 Reid St., Palatka, FL 32177) or by e-mail with the District Clerk at Clerk@sjrwmd.com, within twenty-six (26) days of the District depositing the notice of District decision in the mail (for those persons to whom the District mails actual notice), within twenty-one (21) days of the District emails actual notice), or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes, and Chapter 28-106, Florida Administrative Code. The District will not accept a petition sent by facsimile (fax), as explained in paragraph no. 4 below.
- 2. Please be advised that if you wish to dispute this District decision, mediation may be available and that choosing mediation does not affect your right to an administrative hearing. If you wish to request mediation, you must do so in a timely-filed petition. If all parties, including the District, agree to the details of the mediation procedure, in writing, within 10 days after the time period stated in the announcement for election of an administrative remedy under Sections 120.569 and 120.57, Florida Statutes, the time limitations imposed by Sections 120.569 and 120.57, Florida Statutes, shall be tolled to allow mediation of the disputed District decision. The mediation must be concluded within 60 days of the date of the parties' written agreement, or such other timeframe agreed to by the parties in writing. Any mediation agreement must include provisions for selecting a mediator, a statement that each party shall be responsible for paying its pro-rata share of the costs and fees associated with mediation, and the mediating parties' understanding regarding the confidentiality of discussions and documents introduced during mediation. If mediation results in settlement of the administrative dispute, the District will enter a final order consistent with the settlement agreement. If mediation terminates without settlement of the dispute, the District will notify all the parties in writing that the administrative hearing process under Sections 120.569 and 120.57, Florida Statutes, is resumed. Even if a party chooses not to engage in formal mediation, or if formal mediation does not result in a settlement agreement, the District will remain willing to engage in informal settlement discussions.
- 3. A person whose substantial interests are or may be affected has the right to an informal administrative hearing pursuant to Sections 120.569 and 120.57(2), Florida Statutes, where no material facts are in dispute. A petition for an informal hearing must also comply with the requirements set forth in Rule 28-106.301, Florida Administrative Code.

- 4. A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Palatka, Florida during the District's regular business hours. The District's regular business hours are 8:00 a.m. 5:00 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8:00 a.m. on the District's next regular business day. The District's acceptance of petitions filed by email is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation (issued pursuant to Rule 28-101.001, Florida Administrative Code), which is available for viewing at <a href="www.sjrwmd.com">www.sjrwmd.com</a>. These conditions include, but are not limited to, the petition being in the form of a PDF or TIFF file and being capable of being stored and printed by the District. Further, pursuant to the District's Statement of Agency Organization and Operation, attempting to file a petition by facsimile is prohibited and shall not constitute filing.
- 5. Failure to file a petition for an administrative hearing within the requisite timeframe shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, Florida Administrative Code).
- 6. The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40C-1.1007, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. A person whose substantial interests are or may be affected by the District's final action has the right to become a party to the proceeding, in accordance with the requirements set forth above.
- 7. Pursuant to Section 120.68, Florida Statutes, a party to the proceeding before the District who is adversely affected by final District action may seek review of the action in the District Court of Appeal by filing a notice of appeal pursuant to Rules 9.110 and 9.190, Florida Rules of Appellate Procedure, within 30 days of the rendering of the final District action.
- 8. A District action is considered rendered, as referred to in paragraph no. 7 above, after it is signed on behalf of the District and filed by the District Clerk.
- 9. Failure to observe the relevant timeframes for filing a petition for judicial review as described in paragraph no. 7 above will result in waiver of that right to review.

NOR.Decision.DOC.001 Revised 12.7.11

#### **Certificate of Service**

I HEREBY CERTIFY that a copy of the foregoing Notice of Rights has been sent to the permittee:

Linda Diann Peck 12210 Sweet Branch Ct Jacksonville, FL 32218-9091

This 5th day of October, 2018.

Michelle Reiber, Bureau Chief

Michelle Reiber

Permit Number: 108934-3



Ann B. Shortelle, Ph.D., Executive Director

4049 Reid Street • P.O. Box 1429 • Palatka, FL 32178-1429 • (386) 329-4500 On the Internet at www.sirwmd.com.

October 5, 2018

Wayne F Burkhart 2009 Medinah Ln Green Cv Spgs, FL 32043-8029

SUBJECT: Petition for Formal Wetland Determination Number 108934-3, property to be

known as Peck Route 207 Parcel, 12.33± acres; Section(s): 3 Township: 8S

Range: 29E; St. Johns County, Linda Diann Peck, Petitioner.

#### Dear Sir/Madam:

Enclosed is your Formal Wetland Determination as authorized by the St. Johns River Water Management District on October 5, 2018. If you wish to do so, please refer to the attached Notice of Rights to determine any legal rights you may have concerning the District's decision.

Please be advised that the District will not publish a notice in the newspaper advising the public that it has issued your Formal Wetland Determination. A person interested in challenging a Formal Wetland Determination has twenty-six (26) days from the date on which the actual notice is deposited in the mail, or twenty-one (21) days from publication of newspaper notice when actual notice is not provided, within which to file a petition for an administrative hearing pursuant to Sections 120.569 and 120.57, Florida Statutes. Receipt of such a petition by the District may result in this Formal Wetland Determination becoming null and void. If you wish to have certainty that the period for filing a challenge, under chapter 120, Florida Statutes, to the District's decision is closed, then you may publish, at your own expense, a notice in a newspaper of general circulation. Please contact e-permit@sirwmd.com or (386) 329-4570 if you want additional information about this process.

This Formal Wetland Determination does not relieve you from the responsibility of obtaining permits from any federal, state and/or local agencies for any work on this land. The enclosed Formal Wetland Determination is a legal document and should be kept with your other important records.

Sincerely,

Michelle Reiber, Bureau Chief

Michelle Reiber

**Environmental Resource Regulation** 

**Enclosures: Formal Wetland Determination** 

Two (2) copies of certified surveys stamped approved by the District

Notice of Rights

Agent: Wayne F Burkhart

2009 Medinah Ln

GOVERNING BOARD

Green Cv Spgs, FL 32043-8029

#### WETLAND DETERMINATION

#### CHAPTER 40C-4.042, F.A.C.

**PERMIT NO:** 108934-3 **DATE ISSUED:** October 5, 2018

PROJECT NAME: Peck Route 207 Parcel

#### **DETERMINATION STATEMENT:**

Formal Wetland Determination Renewal Authorization Statement: The formal determination of the landward extent of wetlands and other surface waters as determined by the District and as depicted on the one-sheet certified survey stamped as approved by the District 03 October 2018, for the 12.33-acre property known as Peck Route 207 Parcel, located in Section 3, Township 8 South, Range 29 East, St. Johns County. A Formal Wetland Determination (FWD) does not authorize construction on the subject property.

#### LOCATION:

SECTION(S): 3 TOWNSHIP(S): 8S RANGE(S): 29E

St. Johns County

#### **ISSUED TO:**

Linda Diann Peck 12210 Sweet Branch Ct Jacksonville, FL 32218-9091

Wayne F Burkhart 2009 Medinah Ln Green Cv Spgs, FL 32043-8029

This document and the enclosed survey serve as the Chapter 40C-4.042, F.A.C., Formal Wetland Determination issued by the St. Johns River Water Management District. This determination is a legal document and should be kept with your other important records. The District may transfer this determination after the receipt of written notification of transfer of ownership or control of the real property.

This formal wetland determination is binding for a period of five (5) years from the date of this determination provided physical conditions on the property do not change so as to alter the wetland boundaries during that period. The District's Governing Board may revoke the Formal Wetland Determination upon finding that the petitioner has submitted inaccurate information to the District. This determination is not a permit and does not authorize any construction.

AUTHORIZED BY: St. Johns River Water Management District

**Division of Regulatory Services** 

By:

David Miracle

Regulatory Coordinator

Delling

- 1. A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the St. Johns River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40C-1.1007, Florida Administrative Code, the petition must be filed (received) either by delivery at the office of the District Clerk at District Headquarters, P. O. Box 1429, Palatka Florida 32178-1429 (4049 Reid St., Palatka, FL 32177) or by e-mail with the District Clerk at Clerk@sjrwmd.com, within twenty-six (26) days of the District depositing the notice of District decision in the mail (for those persons to whom the District mails actual notice), within twenty-one (21) days of the District emails actual notice), or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes, and Chapter 28-106, Florida Administrative Code. The District will not accept a petition sent by facsimile (fax), as explained in paragraph no. 4 below.
- 2. Please be advised that if you wish to dispute this District decision, mediation may be available and that choosing mediation does not affect your right to an administrative hearing. If you wish to request mediation, you must do so in a timely-filed petition. If all parties, including the District, agree to the details of the mediation procedure, in writing, within 10 days after the time period stated in the announcement for election of an administrative remedy under Sections 120.569 and 120.57, Florida Statutes, the time limitations imposed by Sections 120.569 and 120.57, Florida Statutes, shall be tolled to allow mediation of the disputed District decision. The mediation must be concluded within 60 days of the date of the parties' written agreement, or such other timeframe agreed to by the parties in writing. Any mediation agreement must include provisions for selecting a mediator, a statement that each party shall be responsible for paying its pro-rata share of the costs and fees associated with mediation, and the mediating parties' understanding regarding the confidentiality of discussions and documents introduced during mediation. If mediation results in settlement of the administrative dispute, the District will enter a final order consistent with the settlement agreement. If mediation terminates without settlement of the dispute, the District will notify all the parties in writing that the administrative hearing process under Sections 120.569 and 120.57, Florida Statutes, is resumed. Even if a party chooses not to engage in formal mediation, or if formal mediation does not result in a settlement agreement, the District will remain willing to engage in informal settlement discussions.
- 3. A person whose substantial interests are or may be affected has the right to an informal administrative hearing pursuant to Sections 120.569 and 120.57(2), Florida Statutes, where no material facts are in dispute. A petition for an informal hearing must also comply with the requirements set forth in Rule 28-106.301, Florida Administrative Code.

- 4. A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Palatka, Florida during the District's regular business hours. The District's regular business hours are 8:00 a.m. 5:00 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8:00 a.m. on the District's next regular business day. The District's acceptance of petitions filed by email is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation (issued pursuant to Rule 28-101.001, Florida Administrative Code), which is available for viewing at <a href="www.sjrwmd.com">www.sjrwmd.com</a>. These conditions include, but are not limited to, the petition being in the form of a PDF or TIFF file and being capable of being stored and printed by the District. Further, pursuant to the District's Statement of Agency Organization and Operation, attempting to file a petition by facsimile is prohibited and shall not constitute filing.
- 5. Failure to file a petition for an administrative hearing within the requisite timeframe shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, Florida Administrative Code).
- 6. The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40C-1.1007, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. A person whose substantial interests are or may be affected by the District's final action has the right to become a party to the proceeding, in accordance with the requirements set forth above.
- 7. Pursuant to Section 120.68, Florida Statutes, a party to the proceeding before the District who is adversely affected by final District action may seek review of the action in the District Court of Appeal by filing a notice of appeal pursuant to Rules 9.110 and 9.190, Florida Rules of Appellate Procedure, within 30 days of the rendering of the final District action.
- 8. A District action is considered rendered, as referred to in paragraph no. 7 above, after it is signed on behalf of the District and filed by the District Clerk.
- 9. Failure to observe the relevant timeframes for filing a petition for judicial review as described in paragraph no. 7 above will result in waiver of that right to review.

NOR.Decision.DOC.001 Revised 12.7.11

#### **Certificate of Service**

I HEREBY CERTIFY that a copy of the foregoing Notice of Rights has been sent to the permittee:

Wayne F Burkhart 2009 Medinah Ln Green Cv Spgs, FL 32043-8029

This 5th day of October, 2018.

Michelle Reiber, Bureau Chief

Michelle Reiber

Permit Number: 108934-3





CERTIFIED TO: PECK-BURKHART **VACANT** WETLANDS UPLANDS PERMANENT EASEMENT LINE CB= N 35'45'27" E Delta= 0'52'24" Chord= 263.04 Length= 263.04 Radius= 17258.73 WETLANDS WETLANDS PLAGGED BY OTH W 700.39 735.10' (D) 4X4 C.M.(F) LR.(S) CB= N3507'49"E Delta= 0'22'56" Chord= 115.18 Length= 115.18 Radius= 17263.73

A PARCEL OF LAND IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP B SOUTH, RANGE 29 EAST, ST. JOHN'S COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

FULLY DESCRIBED AS FOLLOWS:
BEONNING AT THE INTERESCTION OF THE SOUTH LINE OF SAID EAST MALE OF THE
NORTHWEST CUARTER OF SECTION 3 WITH THE NORTHWEST RIGHT-OF-WAY LINE
OF STATE ROAD NO. 2011. THENCE NORTH 1895-722" MEST, ON SAID SOUTH LINE
OF STATE ROAD NO. 2011. THENCE NORTH 1895-722" MEST, ON SAID SOUTH LINE
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2017. A DISTRIBUTE SOUTH STATE OF SAID FORT TO THE POWN OF BEONNING,
AND CONTAINING 12.28 ACRES MORE OR LESS.
EXCEPTION HOWEVER THAT PART OF THE ABOVE DESCRIBED PROPERTY COWNEYED TO THE STATE OF ALGRED AN MERRANTY DEED RECORDED IN DEED BOOK 230, PAGE
435, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

Dermit#108934-3 RECEIVED

OCT 03 2018

JACKSONVILLE SC

UPLANDS AREA = 8.91± ACRES

WETLANDS AREA = 2.98± ACRES

1"=80'

**LEGEND** 

- SQUARE FEET

- PER DEED OF RECORD

- FOUND PROPERTY CORNER AS NOTED

A/C — AIR CONDITIONER PAD

CLF — CHAN LINK FENCE

CLF — CHAN LINK FENCE

ON CO. CLF — CHAN LINK FENCE

ON CO. CLF — CHAN LINK FENCE

ON CO. CLF — CHAN CO. CLF — CHAN

ON C. — CHERNEAD CABLE

LR(F) — RON ROD FOLKO

RES. — RESIDENCE

RES. — RESIDENCE

RES. — RESIDENCE

RES. — RESIDENCE 

SANITARY MANHOLE DRAINAGE MANHOLE BREAK LINE

- EXPOSED CONCRETE W.F. - WETLANDS FLAG

NOTE: WETLANDS FLAGGED BY OTHERS REVISED 08/25/08 TO ADD ADDITIONAL WETLAND FLAGS REVISED 10/10/08 TO ADD ADDITIONAL WETLAND FLAGS

REVISED 09/28//18 UPDATE SURVEY

SURVEYORS' NOTE: WE'TLAND LINE REVIEWED BY CHRISTINE WENTZEL OF ST. JOHNS RIVER WATER MANAGEMENT DISTRICT AND RYAN CARTER OF NATURAL RESOURCE CONSULTANTS ON OCTOBER 9, 2008

LANDTECH Associates, Inc.

#### ORDINANCE NUMBER: 2019- 43

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 RESIDENTIAL B TO MIXED USE (MD) FOR APPROXIMATELY 9.99 ACRES OF LAND LOCATED ON STATE ROAD 207; 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 **Residential B** (**Res B**) to **Mixed Use** (**MD**), on approximately 9.99 acres of land located along State Road 207, 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 COMM	HSSIONER:	S OF ST. JOHNS
COUNTY, FLORIDA, THIS	DAY OF June	2019.	
BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA	F		
BY: Faul M. Waldnon		LON DATE	JUN 2 0 2019
Paul M. Waldron, Chair	•		
ATTEST: Hunter S. Conrad, Clerk  BY: Deputy Clerk			
,	Effective Date:	A Marie Control	19 2019

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#### LEGAL DESCRIPTION

LEGAL DESCRIPTION (BY SURVEYOR)

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER OF SECTION 3 WITH THE NORTHWEST RIGHT—OF—WAY LINE OF STATE ROAD NO. 207, THENCE NORTH 89'57'25" WEST, ON SAID SOUTH LINE OF EAST HALF OF THE NORTHWEST QUARTER OF SECTION 3, A DISTANCE OF 132.47 FEET; THENCE NORTH 00'31'08" WEST, A DISTANCE OF 45.83 FEET; THENCE SOUTH 89'56'35" WEST, A DISTANCE OF 253.67 FEET; THENCE SOUTH 24'48'28" WEST, A DISTANCE OF 49.99 FEET; THENCE NORTH 89'57'25" WEST, A DISTANCE OF 292.87 FEET; THENCE NORTH 01'33'00" EAST, ON THE WEST LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER OF SECTION 3, A DISTANCE OF 950.34 FEET; THENCE SOUTH 52'99'00" EAST, A DISTANCE OF 537.08 FEET; THENCE SOUTH 17'50'16" WEST, A DISTANCE OF 75.02 FEET; THENCE SOUTH 21'33'22" WEST, A DISTANCE OF 33.81 FEET; THENCE SOUTH 08'47'53" WEST, A DISTANCE OF 41.57 FEET; THENCE SOUTH 68'32'39" EAST, A DISTANCE OF 87.50 FEET; THENCE SOUTH 02'42'27" EAST, A DISTANCE OF 33.81 FEET; THENCE SOUTH 77'29'06" EAST, A DISTANCE OF 25.50'55" WEST, A DISTANCE OF 63.84 FEET; THENCE SOUTH 52'39'06" EAST, A DISTANCE OF 121.38 FEET; THENCE SOUTH 81'17'15" EAST, A DISTANCE OF 67.18 FEET; THENCE SOUTH 35'50'05" WEST, A DISTANCE OF 68.74 FEET; THENCE SOUTH 52'39'24" EAST, A DISTANCE OF 118.18 FEET; THENCE SOUTH 61'50'06" EAST, A DISTANCE OF 88.72 FEET TO THE NORTHWEST RICHT—OF—WAY LINE OF STATE ROAD NO. 207, SAID POINT BEING ON A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 17258, 73 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 500'TH 35'28'38" WEST, 94.15 FEET; THENCE NORTH 52'47'05" WEST, A DISTANCE OF 5.00 FEET; TO A POINT ON A CURVE, SAID CURVE BEING CONCAVESOUTHEASTERLY AND HAVING A RADIUS OF 17258.73 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 5.00 FEET; TO A POINT ON A CURVE, SAID CURVE BEING CONCAVESOUTHEASTERLY AND HAVING A RADIUS OF 17258.73 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 5.00 FEET; TO

CONTAINING 435,268 SQUARE FEET, OR 9.99 ACRES MORE OR LESS.

# Trie ST. AUGUSTINE RECORD Affidavit of Publication

ST. JOHNS LAW GROUP 104 SEA GROVE MAIN ST

SAINT AUGUSTINE, FL 32080

ACCT: 15621 AD# 0003169734-01

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 JAMIE WILLIAMS 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)-2018-07 was published in said newspaper on 05/01/2019.

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 be/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 MAY 0 1 20	<u> </u>
by Amel William Swho is personally known to me of who has produced as identification	:
o who has produced as identification	

(Signature of Notaly 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, 5/16/2019 at 1:30 p.m. and the St. Johns County Board of County Commissioners on Tuesday, 6/18/2019 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 RESIDENTIAL B TO MIXED USE (MD) FOR APPROXIMATELY 9.99 ACRES OF LAND LOCATED ON STATE ROAD 207; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE.

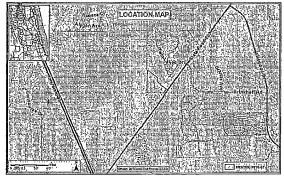
Sald hearings will be held in the County Auditorium, County Administration Building, 500 San Sebastian View, St. Augustine, Florida. All interested parties may appear at the public hearings to be heard regarding any or all of the proposed amendment. Board of County Commissioner items not heard by 6 pm shall automatically be continued until 9 am the following day, unless otherwise directed by the Board.

The subject property includes approximately 9.99 acres and is located on 2255 SR 207, St. Augustine, Fl. 32086, 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)-2018000007, 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 (18009558770), no later than 5 days prior to the meeting.

PLANNING AND ZONING AGENCY ST. JOHNS COUNTY, FLORIDA MIKE KOPPENHAFER, CHAIR BOARD OF COUNTY COMMISSIONERS ST. JOHNS COUNTY, FLORIDA PAUL M. WALDRON, CHAIR

File Number: CPA(SS)-2018000007, Peck Property

0003169734 May 1, 2019



## RON DESANTIS

Governor

**LAUREL M. LEE**Secretary of State

June 24, 2019

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

Attention: Ms. Yvonne King

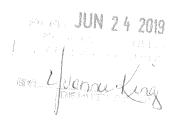
Dear Mr. Conrad:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of St. Johns Ordinance No. 2019-43, which was filed in this office on June 24, 2019.

Sincerely,

Ernest L. Reddick Program Administrator

ELR/lb



#### ORDINANCE NUMBER: 2019 - 44

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

Public Records of St. Johns County, FL Clerk number: 2019053925 BK: 4765 PG: 1831 7/25/2019 3:33 PM Recording \$27.00

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 August 28, 2018 in addition to supporting documents and statements from the applicant which are a part of Zoning File REZ 2018-11 Peck Property, 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 **COMMERCIAL GENERAL** (**CG**) 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 **COMMERCIAL GENERAL (CG)** is consistent with the St. Johns County Land Development Code.
- 4. The zone district of **COMMERCIAL GENERAL (CG)** is consistent with the land uses allowed in the land use designation of Mixed Use District as depicted on the 2025 Future Land Use Map.

**SECTION 2.** Pursuant to this application **File Number REZ 2018-11** the zoning classification of the lands described within the attached legal description, Exhibit "A",

#### is hereby changed to COMMERCIAL GENERAL CG

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

**SECTION 5.** 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** 6. Upon the effective date of this Ordinance, the zoning classification shall be recorded on the Zoning Atlas.

JOHNS	AND ENACTED B' COUNTY,	Y THE BOARD FLORIDA _2019.	OF COU	1.1	SIONERS ( DAY	OF ST. OF
OF ST. JOH BY: HANG	F COUNTY COMMINS COUNTY, FLOT M. Waldron, Chair			n: ∴ nag da	re <u>jun 2</u>	û 2019
ATTEST: 1	HUNTER S. CONRA	D, CLERK				

JUL 19 2019

#### LEGAL DESCRIPTION

LEGAL DESCRIPTION (BY SURVEYOR)

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER OF SECTION 3 WITH THE NORTHWEST RIGHT—OF—WAY LINE OF STATE ROAD NO. 207, THENCE NORTH 89'57'25" WEST, ON SAID SOUTH LINE OF EAST HALF OF THE NORTHWEST QUARTER OF SECTION 3, A DISTANCE OF 132.47 FEET; THENCE NORTH 00'31'08" WEST, A DISTANCE OF 45.83 FEET; THENCE SOUTH 89'56'35" WEST, A DISTANCE OF 253.67, FEET; THENCE SOUTH 24'48'28" WEST, A DISTANCE OF 49.99 FEET; THENCE NORTH 89'57'25" WEST, A DISTANCE OF 292.87 FEET; THENCE NORTH 01'33'00" EAST, ON THE WEST LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER OF SECTION 3, A DISTANCE OF 950.34 FEET; THENCE SOUTH 52'49'00" EAST, A DISTANCE OF 537.08 FEET; THENCE SOUTH 17'50'16" WEST, A DISTANCE OF 75.02 FEET; THENCE SOUTH 52'49'00" EAST, A DISTANCE OF 537.08 FEET; THENCE SOUTH 17'50'16" WEST, A DISTANCE OF 75.02 FEET; THENCE SOUTH 02'42'27" EAST, A DISTANCE OF 33.81 FEET; THENCE SOUTH 08'47'53" WEST, A DISTANCE OF 41.57 FEET; THENCE SOUTH 68'32'39" EAST, A DISTANCE OF 87.50 FEET; THENCE SOUTH 32'06" EAST, A DISTANCE OF 67.18 FEET; THENCE SOUTH 35'005" WEST, A DISTANCE OF 68.84 FEET; THENCE SOUTH 59'08'53" EAST, A DISTANCE OF 67.18 FEET; THENCE SOUTH 35'50'05" WEST, A DISTANCE OF 68.74 FEET; THENCE SOUTH 61'50'06" EAST, A DISTANCE OF 68.72 FEET TO THE NORTHWEST RIGHT—OF—WAY LINE OF STATE ROAD NO. 207, SAID POINT BEING ON A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 17258.73 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF OO'18'45", AN ARC LENGTH OF 94.15 FEET; THENCE NORTH 52'47'05" WEST, A DISTANCE OF 5.00 FEET; TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 17263.73 FEET, THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF SOUTH 35'28'37", AN ARC LENGTH OF 115.21 FEET, SUBTENDED BY A CHORD BEARING AND DISTANCE OF 5.00 FEET; TO A POINT 35'07'49" WEST, 115.21 FEET, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 35'07'49" WEST, 115.21 FEET, TO THE POINT OF BEGINNING.

CONTAINING 435,268 SQUARE FEET, OR 9.99 ACRES MORE OR LESS.

TO A TRUE AND CORRECT COPY AS APPEARS ON RECORD BY ST. JOHNS COURTY, PLORIDA WITNESS MY HAND AND OIL TOUR 20 19

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

sy: yourse Ling D.C.

THE ST. AUGUSTINE RECORD Affidavit of Publication

ST. JOHNS LAW GROUP 104 SEA GROVE MAIN ST

SAINT AUGUSTINE, FL 32080

ACCT: 15621 AD# 0003169750-01

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 JAMIE WILLIAMS 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 NOTICE OF HEARING in the matter of REZ-2018000011 was published in said newspaper 05/01/2019.

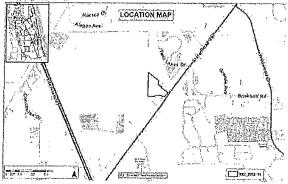
Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida each day and has been entered as second class mail matter at the post office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

#### NOTICE OF A PROPOSED REZONING

NOTICE IS HERBEY GIVEN that a public hearing will be held on 5/16/2019, 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 6/18/2019 at 9:00 ambefore 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 rezine approximately 9:39 acres of land from Open Rural (OR) to Commissioneral General (CG).

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAPITER FROM THE PRESENT ZONING CLASSIFICATION OF OPEN RUBAL (OR) TO COMMERCIAL GENERAL (CG); MAKING EINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

The subject property is located at 2255 SR 207, St. Augustine, FL 32086. 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 Fermit Center, 4040 Lewis Spiechews, St. Augustine, Florids 32084 and may be inspected by interested parties prior to said public heating. Items not heard by 6 pm shalf 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 Zonding 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 Zonding Section, 4640 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 of an interpreter to participate in this proceeding should contact the County's ADA Coordinator at (90-4) 200 (950) or at the County, Administration Building, 600 Schastian View, St. Augustine, Florida, 20084. Hearing impaired persons, call Florida Relay Service (F. 800, 955 8770), no later than 6 days prior to the meeting.

PLANNING AND ZONING AGENCY
ST. JOHNS COUNTY, PLORIDA
MIKE ROPEENHAFER, CHAIR
FILE NUMBER: REZ-2018000011
PROJECT NAME: Peck Rezoning

0003169750 May1, 2019

day of MAY 0 1 2019 Sworn to and subscribed before me this UXIIIOM who is personally known to me who has produced as identification

(Signature of Novary Public)

Notary Public State of Florida TIFFANY M LOWE My Commission GG 115811 Expires 06/18/2021



## RON DESANTIS

Governor

**LAUREL M. LEE**Secretary of State

June 24, 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. 2019-44, which was filed in this office on June 24, 2019.

Sincerely,

Ernest L. Reddick Program Administrator

ELR/lb

ST. JUN 24 2019

ST. JU