

5

**AGENDA ITEM
Planning & Zoning**

Meeting

2/15/2024

MEETING DATE

TO: Planning and Zoning Board Members

DATE: February 5, 2024

FROM: Marie Colee, Assistant Program Manager

PHONE: 904 209-0662

SUBJECT OR TITLE: REZ 2023-25 Steely Residence

AGENDA TYPE: Business Item, Ex Parte Communication, Recommendation, Report

PRESENTER: William Steely, Owner

BACKGROUND INFORMATION:

Request to rezone approximately 56 acres of land from Planned Rural Development (PRD) to Open Rural (OR), specifically located on County Road 13.

SUGGESTED MOTION/RECOMMENDATION/ACTION:

APPROVE: Motion to recommend approval of REZ 2023-25 Steely Residence, based on four (4) findings of fact, as provided in the Staff Report.

DENY: Motion to recommend denial of REZ 2023-25 Steely Residence, based on five (5) findings of fact, as provided in the Staff Report.



Growth Management Department
Planning Division Report
Application for Rezoning
REZ 2023-25 Steely Residence

To: Planning and Zoning Agency

From: Marie Colee, Assistant Program Manager

Date: January 18, 2024

Subject: **REZ 2023-25 Steely Residence**, a request to rezone approximately 56 acres of land from Planned Rural Development (PRD) to Open Rural (OR), located on County Road 13 North.

Applicant: William Steely

Owner: William Steely

Hearing Dates: Planning and Zoning Agency – February 15, 2024
Board of County Commissioners – April 2, 2024

Commissioner District: District 2

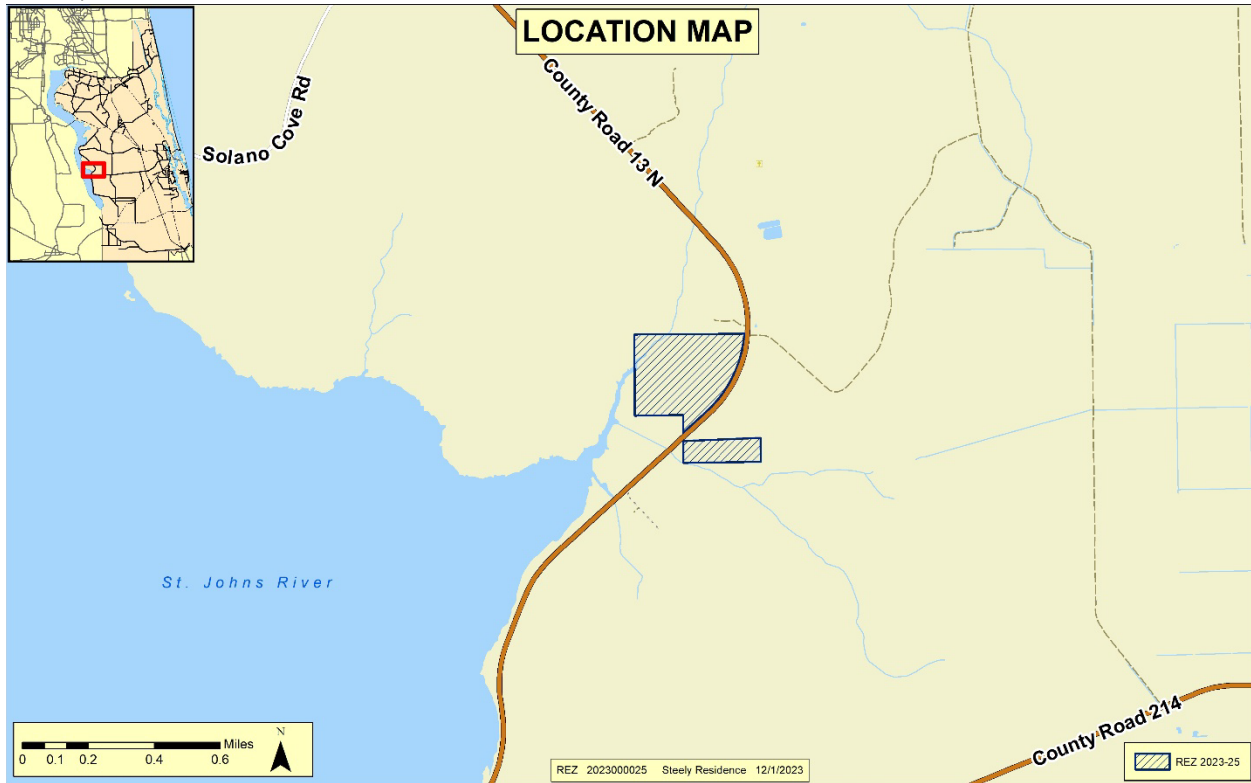
SUGGESTED MOTION/ACTION

APPROVE: Motion to recommend approval of **REZ 2023-25 Steely Residence**, based on four (4) findings of fact, as provided in the Staff Report.

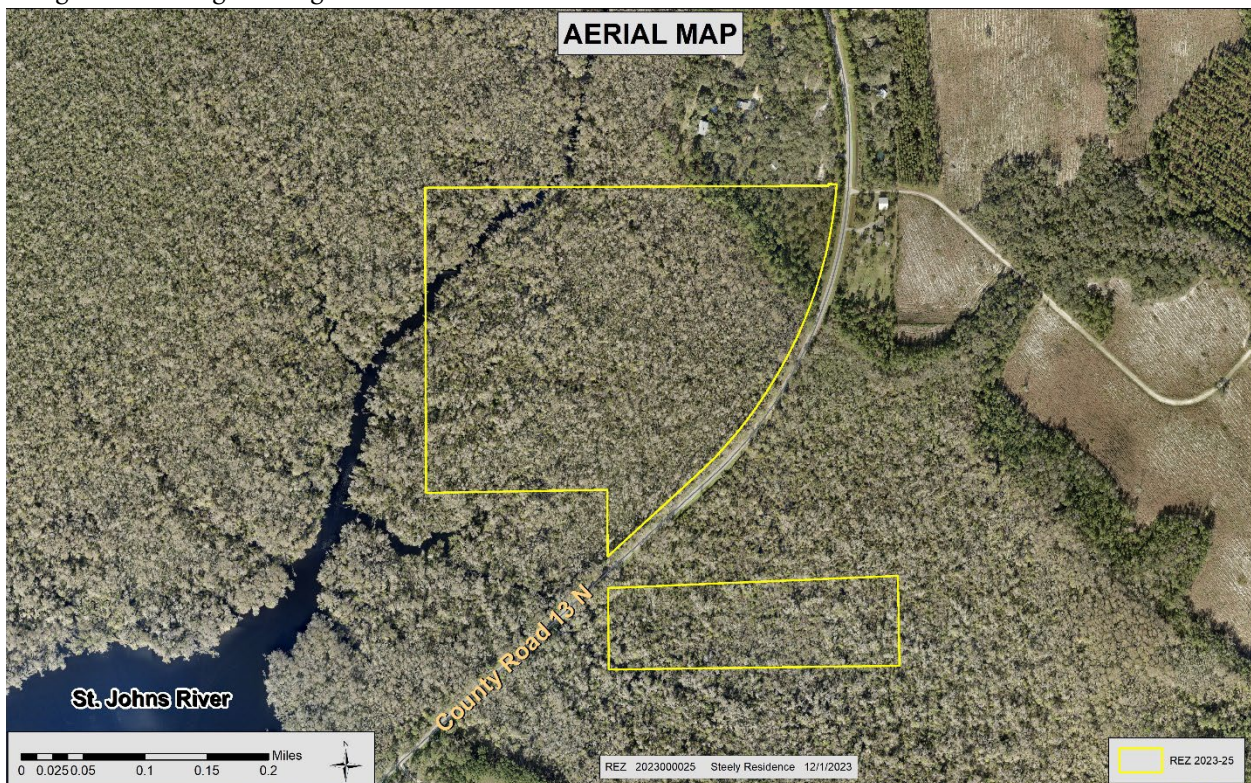
DENY: Motion to recommend denial of **REZ 2023-25 Steely Residence**, based on five (5) findings of fact, as provided in the Staff Report.

MAP SERIES

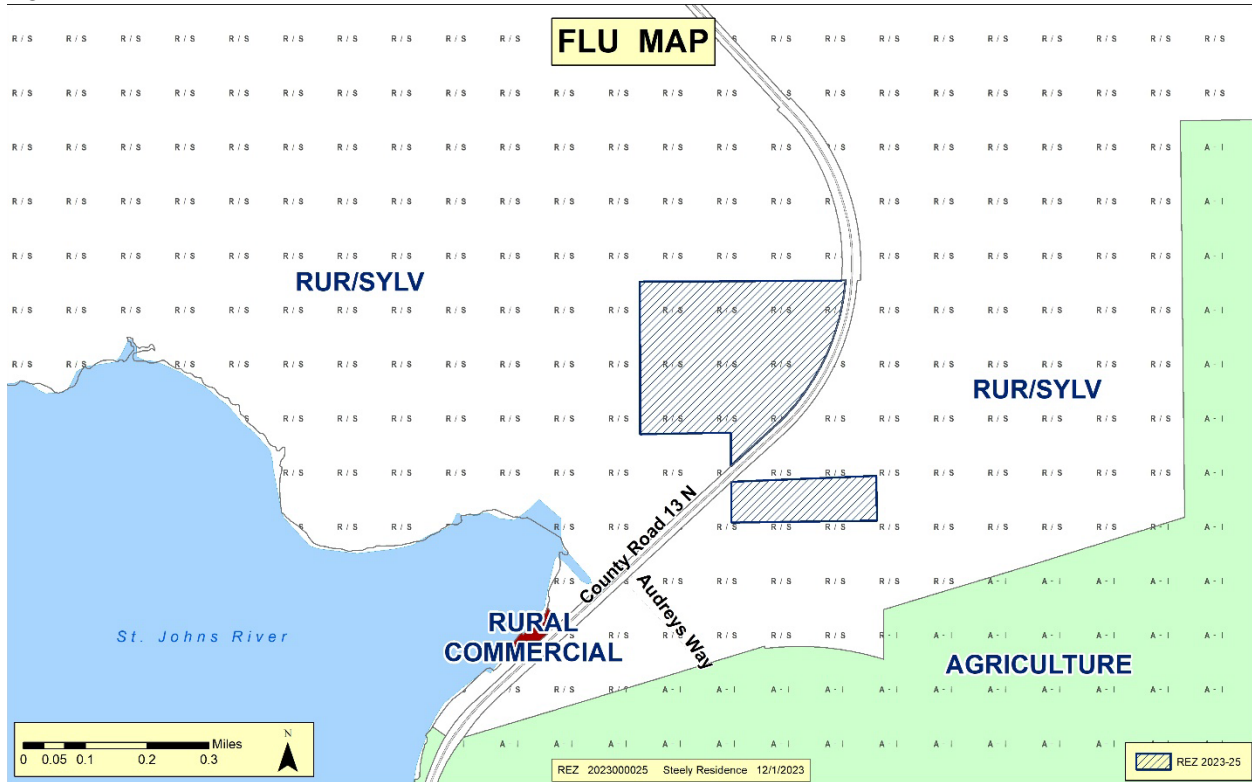
Location: The subject property is located on both the west and east sides of County Road 13 North, north of County Road 214, in the area of Toco Creek.



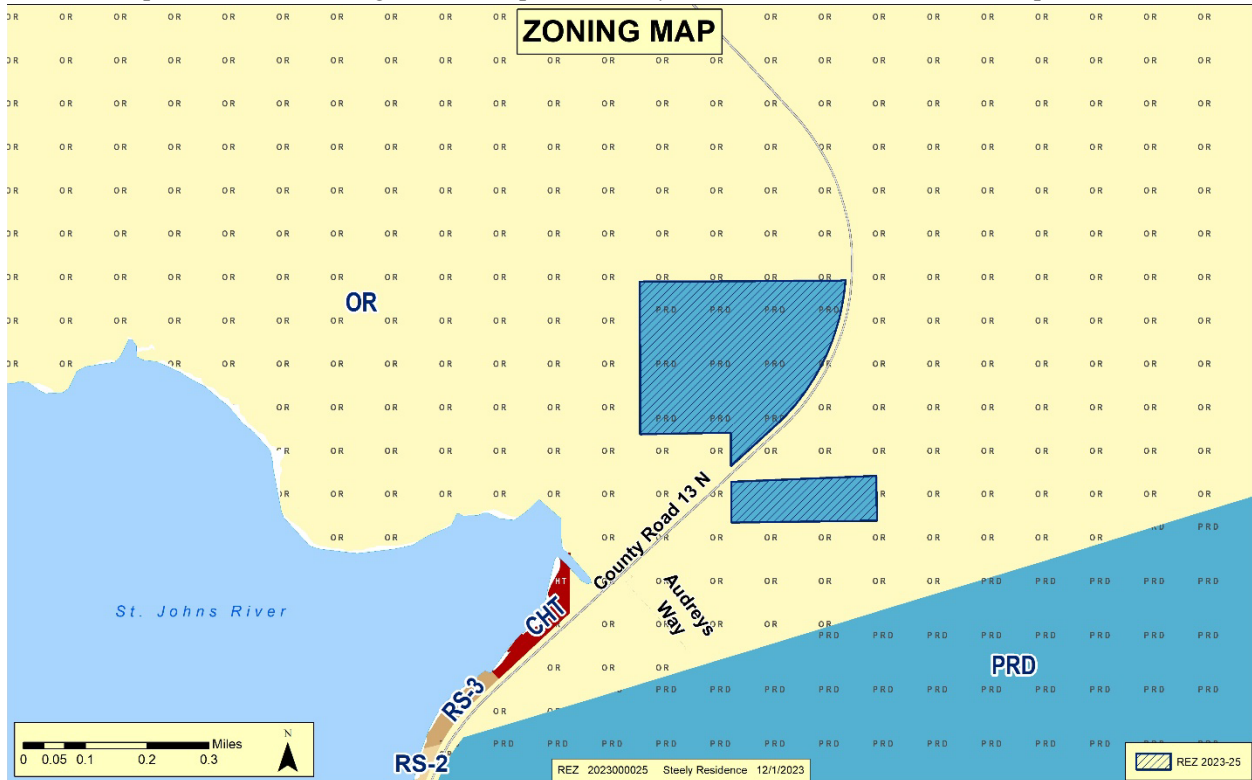
Aerial Imagery: The subject property is currently vacant with existing rural residential uses to the north along with existing farming lands.



Future Land Use: The subject property and the surrounding area is designated Rural Silviculture with Agriculture and a small node of Rural Commercial to the south.



Zoning District: The subject property is zoned Planned Rural Development (PRD). Surrounding properties are zoned Open Rural (OR) along with the expired County Road 214 Planned Rural Development to the south.



APPLICATION SUMMARY

The applicant is requesting to rezone approximately 56 acres of land from Planned Rural Development (PRD) to Open Rural (OR) to allow for development of one single family dwelling.

DEPARTMENTAL REVIEW

The Planning and Zoning Division has routed this request to all appropriate reviewing departments. There are no open comments.

Office of the County Attorney Review:

This application is subject to the general standards outlined in Board of County Commissioners of Brevard County v. Snyder, 627. So. 2d 468. Applicant bears the initial burden of demonstrating that the proposed rezoning is a) consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, and b) complies with the procedural requirements of the Land Development Code. The Board of County Commissioners may still deny the application if there is evidence that maintain the existing zoning serves a legitimate public purpose. A legitimate public purpose of keeping the existing zoning includes, but is not limited to, that the rezoning: produces an urban sprawl pattern of development; is spot zoning; produces an incompatibility or deviation from an established or developing logical and orderly development; produces significant adverse impact upon property values of the adjacent or nearby properties; or detracts from the character and quality of life in the neighborhood by creating excessive noise, lights, vibration, fumes, odors, dust, physical activities and other detrimental effects or nuisances, and impact on environmentally sensitive features.

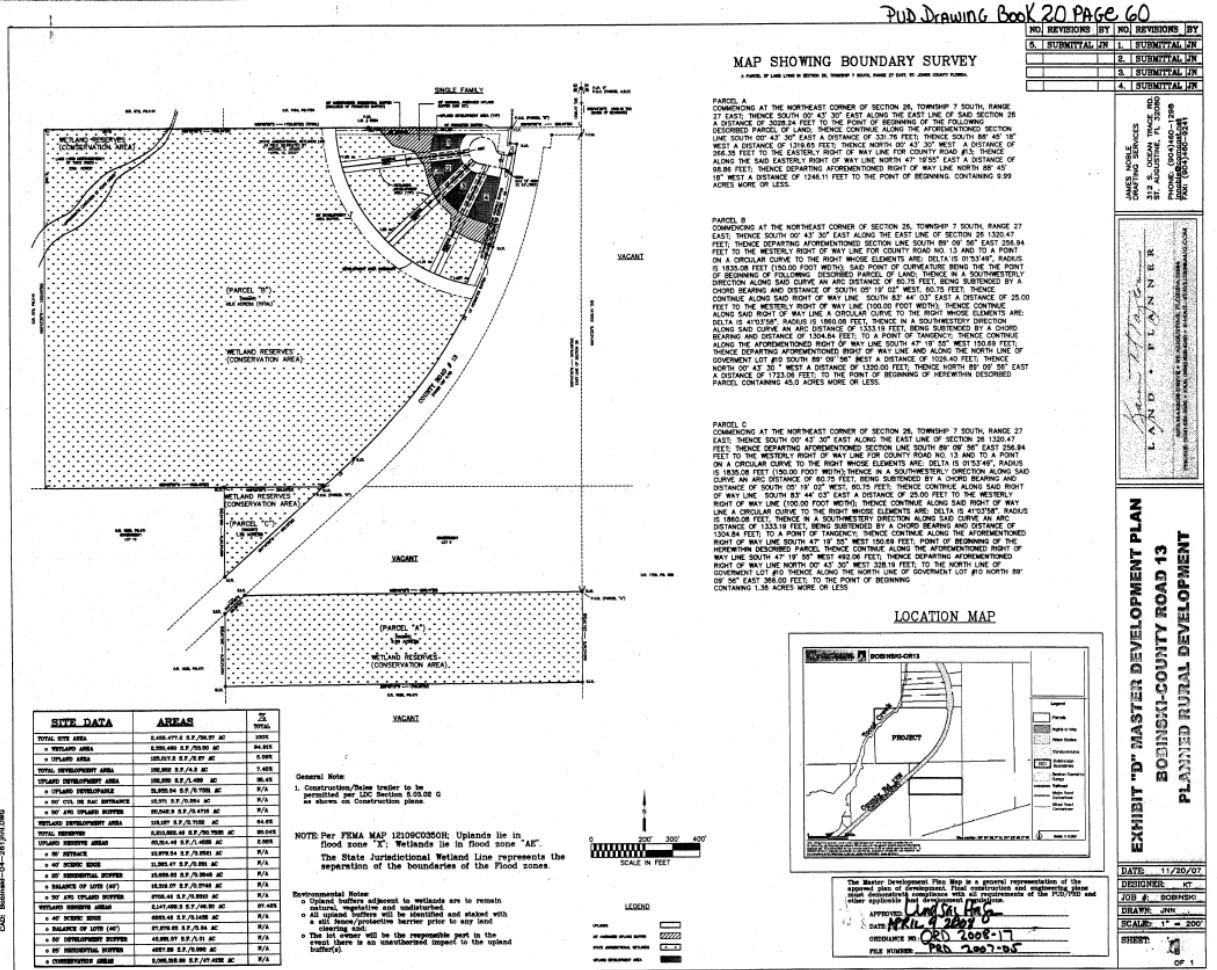
Competent substantial evidence is testimony that is specific, reliable and fact-based. Examples of competent substantial evidence include, but are not limited to, factual statements concerning: the character of the neighborhood (quiet or noisy, residential or commercial, etc.); lot sizes, width, typical for the area; density of development (low density – spacious or high density crowded); building heights existing in the area (maximum, average). General statements of like or dislike, or the sheer number of persons in a petition or poll, do not by themselves constitute competent substantial evidence. Any statements that draw conclusions or opinions should be supported by evidence, expertise, experience, documentation, and testimony from competent and relevant persons and documents. Statements on a technical issue should have the speaker establish expertise in that technical field.

The record of the decision consists of all documents and exhibits submitted to the advisory board and/or the decision-making board, together with the minutes of the meeting(s) at which the application is considered. The record may include the application; staff report; photographs, plans, maps and diagrams; studies and reports prepared by the applicant; documents presented by opposing parties; video recordings and all of the testimony presented at the evidentiary hearing(s).

Planning and Zoning Division Review:

The applicant is requesting to rezone approximately 56 acres of land from an expired Planned Rural Development (PRD) to Open Rural (OR). Approximately 2.87 acres are deemed uplands with the balance being wetlands. The application submitted does contain two existing Lots of Record which would each have development rights, however, only one of the Lots contains uplands. To develop the second Lot would require wetland mitigation.

The original PRD, adopted April 9, 2008, was to allow for development of four (4) single family lots as seen on the approved MDP Map below. The project was planned for development in one (1) phase. Construction was to commence within five (5) years of approval of the PRD and subsequently be completed within five (5) years. As a result of no construction plans submitted within the required five (5) years, April 9, 2013 the approval was deemed expired.



The requested rezoning from Planned Rural Development (PRD) to Open Rural (OR) is consistent with surrounding zoning of Open Rural (OR) along with the Future Land Use Map designation of Rural Silviculture, which allows for residential development. The approval to allow for one (1) single family dwelling would be less intensive than the previous approval of the PRD.

CORRESPONDENCE/PHONE CALLS

As of the writing of this staff report, Staff has received no correspondence or phone calls regarding this request.

ACTION

Staff has provided the Agency with four (4) Findings of Fact to recommend approval and five (5) Findings of Fact to recommend denial of this rezoning request. These findings may be subject to other competent substantial evidence received at the quasi-judicial public hearing.

ATTACHMENTS

1. Recorded Documents Section
2. Application and Supporting Documents

PROPOSED FINDINGS OF FACT
REZ 2023-25 Seely Residence

APPROVE	DENY
1. The request for rezoning has been fully considered after public hearing with legal notice duly published as required by law.	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: <ul style="list-style-type: none"> 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. 	2. The rezoning to Open Rural (OR) is not consistent with the Comprehensive Plan, in that: <ul style="list-style-type: none"> a) The rezoning is not compatible and not complementary to conforming adjacent land uses. (Objective A.1.3.11) b) The rezoning does not encourage an efficient and compact land use pattern and does not support balanced development. (Objective A.1.11) c) The proposed project is not 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.	3. The rezoning to Open Rural (OR) is not consistent with the St. Johns County Land Development Code.
4. The zoning district of Open Rural (OR) is consistent with the land uses allowed in the land use designation of Rural Silviculture as depicted on the 2025 Future Land Use Map.	4. The zoning district of Open Rural (OR) is not consistent with the land uses allowed in the land use designation of Rural Silviculture as depicted on the 2025 Future Land Use Map.
	5. Consistent with <i>Board of County Commissioners of Brevard County v. Snyder</i> , 627 So. 2d 469, the Board finds a legitimate public purpose in keeping the existing zoning.

ATTACHMENT 1
RECORDED DOCUMENTS SECTION

**BEGIN DOCUMENTS
TO BE RECORDED**

ORDINANCE NUMBER: 2024 - _____

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF PLANNED RURAL DEVELOPMENT (PRD) 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 November 17, 2023 in addition to supporting documents and statements from the applicant, **which are a part of Zoning File REZ 2023-25 Steely Residence**, 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 zoning district of **Open Rural (OR)** is consistent with the land uses allowed in the land use designation of **Rural Silviculture** as depicted on the 2025 Future Land Use Map.

SECTION 2. Pursuant to this application **File Number REZ 2023-25 Steely Residence**, the zoning classification of the lands described within the attached legal descriptions, Exhibit “A”,

is hereby changed to 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 _____ DAY OF _____ 2024.

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

**BY: _____
Sarah S. Arnold, Chair**

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

**BY: _____
Deputy Clerk**

EFFECTIVE DATE: _____

PARCEL D

COMMENCING AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 27 EAST; THENCE SOUTH 00° 43' 30" EAST ALONG THE EAST LINE OF SECTION 26, 1320.47 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4; THENCE DEPARTING AFOREMENTIONED SECTION LINE RUN SOUTH 89° 09' 56" WEST, ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4, 256.94 FEET TO THE WESTERLY RIGHT OF WAY LINE FOR COUNTY ROAD NO. 13; THENCE CONTINUE ALONG THE AFOREMENTIONED NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4, SOUTH 89° 09' 56" WEST, 1257.43 FEET TO THE POINT OF BEGINNING AND THE CENTERLINE OF TOCOI CREEK; THENCE RUN ALONG THE CENTERLINE OF TOCOI CREEK THE FOLLOWING 4 COURSES: SOUTH 32° 32' 11" WEST, 90.11 FEET; THENCE SOUTH 58° 39' 14" WEST, 184.97 FEET; THENCE SOUTH 40° 23' 00" WEST, 155.56 FEET; THENCE SOUTH 50° 21' 03" WEST, 198.92 FEET TO THE INTERSECTION OF SAID CENTERLINE OF TOCOI CREEK WITH THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE NORTH 00° 43' 40" WEST, ALONG SAID WEST LINE, A DISTANCE OF 410.86 FEET TO THE NORTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST; THENCE NORTH 89° 09' 56" EAST, ALONG THE NORTH LINE OF SAID EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 465.63 FEET TO THE POINT OF BEGINNING.

Parcel ID Number: 017510-0010

PARCEL A

COMMENCING AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 27 EAST; THENCE SOUTH 00° 43' 30" EAST ALONG THE EAST LINE OF SAID SECTION 26 A DISTANCE OF 3028.24 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE ALONG THE AFOREMENTIONED SECTION LINE SOUTH 00° 43' 30" EAST A DISTANCE OF 331.76 FEET TO THE SOUTH LINE OF THE NORTH 20 ACRES OF GOVERNMENT LOT 9; THENCE SOUTH 88° 45' 18" WEST ALONG THE SOUTH LINE OF THE NORTH 20 ACRES OF GOVERNMENT LOT 9; A DISTANCE OF 1319.65 FEET TO THE SOUTHWEST CORNER OF THE NORTH 20 ACRES OF GOVERNMENT LOT 9; THENCE NORTH 00° 43'30" WEST, ALONG THE WEST LINE GOVERNMENT LOT 9, A DISTANCE OF 226.35 FEET TO THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 13; THENCE NORTH 47° 19' 55" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 98.86 FEET, TO THE SOUTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1951, PAGE 1650; THENCE DEPARTING AFOREMENTIONED RIGHT OF WAY LINE, NORTH 88° 45' 18" EAST, AND ALONG THE SOUTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1951, PAGE 1650, A DISTANCE OF 1246.11 FEET TO THE POINT OF BEGINNING.

PARCEL B

COMMENCING AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 27 EAST; THENCE SOUTH 00° 43' 30" EAST ALONG THE EAST LINE OF SECTION 26, 1320.47 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4; THENCE DEPARTING AFOREMENTIONED SECTION LINE RUN SOUTH 89° 09' 56" WEST, ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4, 256.94 FEET TO THE WESTERLY RIGHT OF WAY LINE FOR COUNTY ROAD NO. 13 AND TO A POINT ON A CIRCULAR CURVE TO THE RIGHT WHOSE ELEMENTS ARE: DELTA IS 01° 53' 49", RADIUS IS 1835.08 FEET (150.00 FOOT WIDTH) SAID POINT OF CURVATURE BEING THE POINT OF BEGINNING OF FOLLOWING DESCRIBED PARCEL OF LAND; THENCE IN A SOUTHWESTERLY DIRECTION ALONG SAID CURVE AN ARC DISTANCE OF 60.75 FEET, BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 05° 19' 02" WEST, 60.75 FEET; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE SOUTH 83° 44' 03" EAST A DISTANCE OF 25.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 13 (100.00 FOOT WIDTH); THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE CIRCULAR CURVE TO THE RIGHT WHOSE ELEMENTS ARE: DELTA IS 41° 03' 58" RADIUS IS 1860.08 FEET, THENCE IN A SOUTHWESTERLY DIRECTION ALONG SAID CURVE AN ARC DISTANCE OF 1333.19 FEET, BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF 1304.84 FEET; TO A POINT OF TANGENCY; THENCE CONTINUE ALONG THE AFOREMENTIONED RIGHT OF WAY LINE SOUTH 47° 19' 55" WEST 150.69 FEET TO THE NORTH LINE OF GOVERNMENT LOT 9; THENCE DEPARTING AFOREMENTIONED RIGHT OF WAY LINE RUN SOUTH 89° 09' 56" WEST, AND ALONG THE NORTH LINE OF GOVERNMENT LOTS 9 AND 10, A DISTANCE OF 1026.40 FEET, TO THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE NORTH 00° 43' 30" WEST, ALONG SAID WEST LINE, A DISTANCE OF 909.14 FEET, TO THE CENTERLINE OF TOCOI CREEK; THENCE ALONG SAID CENTERLINE, RUN THE FOLLOWING 4 COURSES: NORTH 50° 21' 03" EAST, 198.92 FEET; THENCE NORTH 40° 23' 00" EAST, 155.56 FEET; THENCE NORTH 58° 39' 14" EAST, 184.97 FEET; THENCE NORTH 32° 32' 11" EAST, 90.11 FEET TO THE INTERSECTION OF THE CENTERLINE OF TOCOI CREEK AND THE NORTH LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE NORTH 89° 09' 56" EAST, ALONG THE NORTH LINE OF SAID EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 1257.43 FEET; TO THE POINT OF BEGINNING OF HERE WITHIN DESCRIBED.

PARCEL C

COMMENCING AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 27 EAST; THENCE SOUTH 00° 43' 30" EAST ALONG THE EAST LINE OF SECTION 26, 1320.47 FEET TO THE NORTH LINE OF SOUTH 1/2 OF THE NORTHEAST 1/4; THENCE DEPARTING AFOREMENTIONED SECTION LINE SOUTH 89° 09' 56" WEST, ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4, TO THE WESTERLY RIGHT OF WAY LINE COUNTY ROAD NO. 13; 256.94 FEET TO THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 13 AND TO A POINT ON A CIRCULAR CURVE TO THE RIGHT WHOSE ELEMENTS ARE: DELTA IS 01° 53' 49", RADIUS IS 1835.08 FEET (150.00 FOOT WIDTH); THENCE IN SOUTHWESTERLY DIRECTION ALONG SAID CURVE AN ARC DISTANCE OF 60.75 FEET, BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 05° 19' 02" WEST, 60.75 FEET; THENCE CONTINUE ALONG AFOREMENTIONED SAID RIGHT OF WAY LINE SOUTH 83° 44' 03" EAST A DISTANCE OF 25.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 13 (100.00 FOOT WIDTH); THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE A CIRCULAR CURVE TO THE RIGHT WHOSE ELEMENTS ARE: DELTA IS 41° 03' 58" . RADIUS IS 1860.08 FEET, THENCE IN A SOUTHWESTERLY DIRECTION ALONG SAID CURVE AN ARC DISTANCE OF 1333.19 FEET, BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF 1304.84 FEET; TO A POINT OF TANGENCY; THENCE CONTINUE ALONG THE AFOREMENTIONED RIGHT OF WAY LINE SOUTH 47° 19' 55" WEST 150.69 FEET; TO THE NORTH LINE OF GOVERNMENT LOT 9 AND THE POINT OF BEGINNING OF THE HERE WITHIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE ALONG THE AFOREMENTIONED RIGHT OF WAY LINE SOUTH 47° 19' 55" WEST, 492.06 FEET TO A POINT ON THE WEST LINE OF GOVERNMENT LOT 9; THENCE DEPARTING AFOREMENTIONED RIGHT OF WAY LINE NORTH 00° 43' 30" WEST, ALONG SAID WEST LINE OF GOVERNMENT LOT 9, A DISTANCE OF 328.19 FEET, TO THE NORTH LINE OF GOVERNMENT LOT 9; THENCE ALONG THE NORTH LINE OF GOVERNMENT LOT 9, RUN NORTH 89° 09' 56" EAST 366.00 FEET, TO THE POINT OF BEGINNING.

**END DOCUMENTS
TO BE RECORDED**

ATTACHMENT 2
APPLICATION AND SUPPORTING
DOCUMENTS



St. Johns County Growth Management Department

Application for: Rezoning from PRD-Expired to OPEN RURAL

Date 11/17/2023 Property Tax ID No 017510-0000 / 017510-0010

Project Name STEELY RESIDENCE

Property Owner(s) WILLIAM STEELY Phone Number 954-709-9896

Address 2878 ADAMS ROAD Fax Number

City St. Augustine State FL Zip Code 32092 e-mail wmssteeley@gmail.com

Are there any owners not listed? [] No [] Yes If yes please provide information on separate sheet.

Applicant/Representative William Steely Phone Number 954-709-9896

Address 2878 ADAMS ROAD Fax Number

City St. Augustine State FL Zip Code 32092 e-mail wmssteeley@gmail.com

Property Location County Road 13 - North of Toco

Major Access CR 13 N Size of Property 56 ACRES Cleared Acres (if applicable) [x]

Zoning Class PRD No. of lots (if applicable) 2 Overlay District (if applicable) N/A

Water & Sewer Provider SJWUD Future Land Use Designation R/S

Present Use of Property VACANT LAND Proposed Bldg. S.F. []

Project Description (use separate sheet if necessary)

I AM REQUESTING THAT THE 2 PARCELS ZONING BE RETURNED TO OPEN RURAL FROM THE CURRENT ZONING OF PLANNED RURAL DEVELOPMENT - EXPIRED.

Please list any applications currently under review or recently approved which may assist in the review of this application including the name of the PUD/PRD: N/A

I understand that reasonable inspections of the subject property may be made as part of the application review process. I understand that any material misrepresentations or errors contained in this application or supporting documents may void an approved application, at the reasonable determination of the County considering the Land Development Code, Comprehensive Plan, and other applicable regulations.

I HEREBY CERTIFY THAT ALL INFORMATION IS CORRECT: Signature of owner or person authorized to represent this application:

Signed By [Signature]

Printed or typed name(s) William J. Steely

O.R. 973, PG.1141

O.R. 1134, PG.1794

23
24
25
26
F.P. 2
P.O.B. (PARCEL A,B,C,D)
500°43'30"E 1349.16 (M)
(BASIS OF BEARINGS)

MAP SHOWING BOUNDARY SURVEY

A PARCEL OF LAND LYING IN SECTION 26, TOWNSHIP 7 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY FLORIDA.

(PARCEL "D")
LAND OF TOCO CREEK
2.28± ACRES
PIN # 017510-0010

APPROXIMATE LOCATION OF TOCO CREEK C/L

JURISDICTIONAL WETLANDS LINE
AS FIELD DELINEATED BY
MICHAEL D. ADAMS
APRIL 10, 2003

(PARCEL "B")
(VACANT)
43.33 ACRES±
PIN # 017510-0000

COUNTY ROAD # 13
(PAVED 100' R/W)

(PARCEL "C")
(VACANT)
1.38 ACRES±
PIN# 017510-0000

(PARCEL "A")
(VACANT)
9.99 ACRES±
PIN # 017510-0000

LINE	LENGTH	BEARING
L1	25.00	S83°34'03"E
L2	150.69	S47°19'55"W
L3	87.52	S40°29'26"E
L4	80.81	S75°14'42"E
L5	85.00	S35°50'43"E
L6	82.42	S15°48'24"E
L7	82.42	S15°48'24"E
L8	68.92	S48°43'20"E
L9	53.10	S04°02'49"W
L10	77.12	S83°40'09"E
L11	57.08	S72°44'37"E
L12	36.89	S70°54'08"E

CURVE	LENGTH	RADIUS	CHORD	DIRECTION	DELTA
C1	60.75	1835.081	60.75	S05°19'02"W	01°53'48"
C2	1333.91	1860.081	1304.84	S28°27'58"W	41°03'58"
C3	389.06	1860.081	388.35	S12°15'28"W	11°59'03"

LEGEND

- ROUND PAV CONCRETE MONUMENT
- ROUND IRON ROD
- ROUND IRON PIPE
- ROUND IRON ROD
- ROUND IRON PIPE
- POINT OF BEGINNING
- MEASURED
- RECORDED

NOTES:
1.) NO SUBSURFACE FIXED IMPROVEMENTS WERE LOCATED OR DETERMINED BY THIS SURVEY.

PARCEL A COMMENCING AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 27 EAST; THENCE SOUTH 00° 43' 30" EAST ALONG THE EAST LINE OF SAID SECTION 26 A DISTANCE OF 3028.24 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND: THENCE CONTINUE ALONG THE FOREMENTIONED SECTION LINE SOUTH 00° 43' 30" EAST A DISTANCE OF 331.76 FEET TO THE SOUTH LINE OF THE NORTH 20 ACRES OF GOVERNMENT LOT 9; THENCE SOUTH 88° 45' 18" WEST ALONG THE SOUTH LINE OF THE NORTH 20 ACRES OF GOVERNMENT LOT 9; A DISTANCE OF 1319.65 FEET TO THE SOUTHWEST CORNER OF THE NORTH 20 ACRES OF GOVERNMENT LOT 9; THENCE NORTH 00° 43' 30" WEST ALONG THE WEST LINE GOVERNMENT LOT 9 A DISTANCE OF 226.35 FEET TO THE EASTERN RIGHT OF WAY LINE OF COUNTY ROAD 13; THENCE NORTH 47° 19' 55" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 98.86 FEET TO THE SOUTH LINE OF THE LANDS DESCRIBED IN OR 1951, PAGE 1650; THENCE DEPARTING AFOREMENTIONED RIGHT OF WAY LINE, NORTH 88° 45' 18" EAST, AND ALONG THE SOUTH LINE OF THE LANDS DESCRIBED IN OR 1951, PAGE 1650, A DISTANCE OF 1246.11 FEET TO THE POINT OF BEGINNING.

PARCEL B COMMENCING AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 27 EAST; THENCE SOUTH 00° 43' 30" EAST ALONG THE EAST LINE OF SECTION 26, 1320.47 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE NE 1/4; THENCE DEPARTING AFOREMENTIONED SECTION LINE RUN SOUTH 89° 09' 56" WEST, ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE NE 1/4, 256.94 FEET TO THE WESTERLY RIGHT OF WAY LINE FOR COUNTY ROAD NO. 13 AND TO A POINT ON A CIRCULAR CURVE TO THE RIGHT WHOSE ELEMENTS ARE: DELTA IS 01° 53' 49" , RADIUS IS 1835.08 FEET (150.00 FOOT WIDTH) SAID POINT OF CURVATURE BEING THE POINT OF BEGINNING OF FOLLOWING DESCRIBED PARCEL OF LAND ; THENCE IN A SOUTHWESTERLY DIRECTION ALONG SAID CURVE AN ARC DISTANCE OF 60.75 FEET, BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 05° 19'02" WEST, 60.75 FEET; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE SOUTH 83° 44'03" EAST A DISTANCE OF 25.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 13 (100.00 FOOT WIDTH); THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE A CIRCULAR CURVE TO THE RIGHT WHOSE ELEMENTS ARE: DELTA IS 41° 03'58" , RADIUS IS 1860.08 FEET, BEING SUBTENDED BY A CHORD BEARING AND SAID CURVE AN ARC DISTANCE OF 1333.19 FEET, BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF 1304.84 FEET; TO A POINT OF TANGENCY; THENCE CONTINUE ALONG THE AFOREMENTIONED RIGHT OF WAY LINE SOUTH 47° 19'55" WEST 150.69 FEET TO THE NORTH LINE OF GOVERNMENT LOT 9; THENCE DEPARTING AFOREMENTIONED RIGHT OF WAY LINE RUN SOUTH 89° 09'56" WEST, AND ALONG THE NORTH LINE OF GOVERNMENT LOTS 9 AND 10, A DISTANCE OF 1026.40 FEET, TO THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 ; THENCE NORTH 00° 43'30" WEST, ALONG SAID WEST LINE, A DISTANCE OF 909.14 FEET TO THE CENTRILINE OF TOCO CREEK THENCE NORTH 50° 21' 03" EAST 198.92 FEET ALONG THE CENTRILINE OF TOCO CREEK THENCE NORTH 40° 23' 08" EAST 155.56 FEET THENCE NORTH 58° 39' 14" EAST 184.97 FEET THENCE NORTH 32° 32' 11" EAST 90.11 FEET TO THE NORTH LINE OF SAID EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 1257.43 FEET; TO THE POINT OF BEGINNING

PARCEL C COMMENCING AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 27 EAST; THENCE SOUTH 00° 43' 30" EAST ALONG THE EAST LINE OF SECTION 26, 1320.47 FEET TO THE NORTH LINE OF SOUTH 1/2 OF THE NORTHEAST 1/4; THENCE DEPARTING AFOREMENTIONED SECTION LINE SOUTH 89° 09'56" WEST, ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE NE 1/4, TO THE WESTERLY RIGHT OF WAY LINE COUNTY ROAD NO. 13; 256.94 FEET TO THE WESTERLY RIGHT OF WAY LINE FOR COUNTY ROAD NO. 13 AND TO A POINT ON A CIRCULAR CURVE TO THE RIGHT WHOSE ELEMENTS ARE: DELTA IS 01° 53'49" , RADIUS IS 1835.08 FEET (150.00 FOOT WIDTH); THENCE IN SOUTHWESTERLY DIRECTION ALONG SAID CURVE AN ARC DISTANCE OF 60.75 FEET, BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 05° 19'02" WEST, 60.75 FEET; THENCE CONTINUE ALONG AFOREMENTIONED SAID RIGHT OF WAY LINE SOUTH 83° 44' 03" EAST A DISTANCE OF 25.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 13 (100.00 FOOT WIDTH); THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE A CIRCULAR CURVE TO THE RIGHT WHOSE ELEMENTS ARE: DELTA IS 41° 03' 58" , RADIUS IS 1860.08 FEET, BEING SUBTENDED BY A CHORD BEARING AND SAID CURVE AN ARC DISTANCE OF 1333.19 FEET, BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF 1304.84 FEET; TO A POINT OF TANGENCY; THENCE CONTINUE ALONG THE AFOREMENTIONED RIGHT OF WAY LINE SOUTH 47° 19' 55" WEST 150.69 FEET; TO THE NORTH LINE OF GOVERNMENT LOT 9 AND THE POINT OF BEGINNING OF THE HERE WITHIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE ALONG THE AFOREMENTIONED RIGHT OF WAY LINE, SOUTH 47° 19'55" WEST, 492.06 FEET TO A POINT ON THE WEST LINE OF GOVERNMENT LOT 9; THENCE DEPARTING AFOREMENTIONED RIGHT OF WAY LINE NORTH 00° 43'30" WEST, ALONG SAID WEST LINE OF GOVERNMENT LOT 9, A DISTANCE OF 328.19 FEET; TO THE NORTH LINE OF GOVERNMENT LOTS 9; THENCE ALONG THE NORTH LINE OF GOVERNMENT LOT 9, RUN NORTH 89° 09'56" EAST 366.00 FEET; TO THE POINT OF BEGINNING.

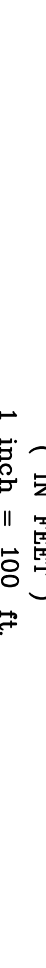
PARCEL D COMMENCING AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 27 EAST; THENCE SOUTH 00° 43' 30" EAST ALONG THE EAST LINE OF SECTION 26, 1320.47 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE NE 1/4; THENCE DEPARTING AFOREMENTIONED SECTION LINE RUN SOUTH 89° 09' 56" WEST ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE NE 1/4, 256.94 FEET TO THE WESTERLY RIGHT OF WAY LINE FOR COUNTY ROAD NO.13; THENCE CONTINUE ALONG THE AFOUR MENTIONED NORTH LINE OF THE SOUTH 1/2 OF THE NE 1/4, SOUTH 89° 09' 56" WEST 1257.43 FEET TO THE POINT OF BEGINNING AND THE CENTRILINE OF TOCO CREEK; THENCE SOUTH 32° 32' 11" WEST 90.11 FEET ALONG THE CENTRILINE OF TOCO CREEK; THENCE SOUTH 58° 39' 14" WEST 184.97 FEET THENCE SOUTH 40° 23' 00" WEST 193.56 FEET THENCE SOUTH 50° 21' 03" WEST 198.92 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE DEPARTING THE CENTER LINE OF TOCO CREEK; THENCE NORTH 00° 43' 40" WEST ALONG SAID WEST LINE A DISTANCE OF 410.86 FEET TO THE NORTHEAST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE NORTH 89° 09'56" EAST, ALONG THE NORTH LINE OF SAID EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 465.63 FEET; TO THE POINT OF BEGINNING.

SURVEY FOR:

Timothy J. Kolts and Ellen R. Klein
Harbor Community Bank
St. Johns Law Group
Fidelity National Title Insurance Company

PROFESSIONAL SUPERVISOR & MAPPER
FLORIDA LICENSE NUMBER = L.S.# 6270
James D. Elson

JAMES D. ELSON
FLORIDA LICENSE #8270
3624 CRAZY HORSE TRAIL
SWAIT AUGUSTINE, FLORIDA 32086
PH: 904-325-2922 EMAIL: JAMELSON@JMC.COM



SURVEY DATE: 5/2/15
SIGNATURE DATE: 5/4/15
FLOOD INFORMATION
FLOOD ZONE:
REVISION DATE:
COUNTY:

THE SURVEY AND CROSS HEREIN ARE MADE WITHOUT LIABILITY TO THE SURVEYOR AND HIS WIFE.