

**AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING THE 2025 COMPREHENSIVE PLAN, ORDINANCE NO. 2010-38 , AS AMENDED, TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM RURAL/SILVICULTURAL (R/S) TO RURAL COMMERCIAL (RC) FOR THE PROPERTY LOCATED AT THE SOUTHWEST CORNER OF CR 13 AND FLAGLER ESTATES BOULEVARD, CONTAINING APPROXIMATELY 1.9 ACRES; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE.**

**WHEREAS**, Chapter 125 and 163, Florida Statutes provide for the Board of County Commissioners to prepare, implement and enforce Comprehensive Plans and Land Development regulations for the control of development within the County;

**WHEREAS**, Section 163.3184 and 163.3187 Florida Statutes provide the process for the adoption of Comprehensive Plan amendments; and,

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

**SECTION 1.** The St. Johns County Comprehensive Plan is amended to change the Future Land Map designation from **Rural/Silviculture to Rural Commercial** for property located at the southwest corner of CR 13 and Flagler Estates Boulevard, containing approximately 1.9 acres of land, as described and shown on the attached **EXHIBIT A and B**.

**SECTION 2.** The 2025 Comprehensive Plan amendments described in Section 1 are 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.

**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.

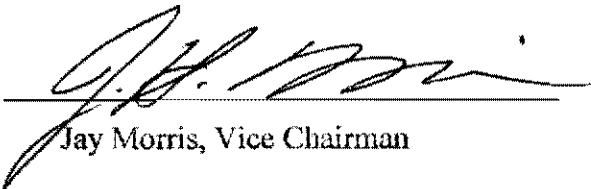
**SECTION 4.** Should any section, subsection, sentence, clause, phrase or portion of this ordinance be held invalid or unconstitutional by any court of competent jurisdiction, such portions shall be deemed a separate, distinct and independent provision and shall not affect the validity of the remaining portions.

**SECTION 4.** These amendments to the St. Johns County Comprehensive Plan shall be effective 31 days after the state land planning agency notifies the local government the 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 issues enters a final order determining the adopted amendment to be in compliance.

**SECTION 5.** This ordinance shall be recorded in a book of land use regulation ordinances kept and maintained by the Clerk of Court in accordance with Section 125.68, Florida Statutes.

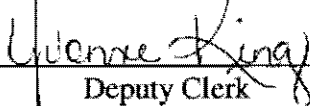
**PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 15<sup>th</sup> DAY OF May 2012.**

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

BY:   
Jay Morris, Vice Chairman

RENDITION DATE 05-15-12

ATTEST: Cheryl Strickland, Clerk

BY:   
Deputy Clerk

Effective Date: 06|21|12



# EXHIBIT A

2025 Future Land Use  
From Rural Silviculture  
to Rural Commercial

PARK/  
RECREATION

RURAL  
COMMERCIAL

RUR/SYLV

Flagler Estates Blvd

County Road 13-S

RURAL  
COMMERCIAL

Subject Property

Exhibit B

SKETCH OF DESCRIPTION

THIS IS NOT A SURVEY  
PROPOSED SITE

Commence at the northwest corner of Section 6, Township 10 South, Range 28 East, St. Johns County, Florida, run thence S00°09'47"E along the west line of Section 6 a distance of 1280.82 feet to the south Right-of-Way line of Flagler Estates Boulevard (A 100' Right-of-Way as it now exists); thence N89°12'04"E along said south Right-of-Way line a distance of 3051.82 feet to the westerly Right-of-Way line County Road 13 (Formerly State Road 13)(an 80 foot Right-of-Way as it now exists) and the Point of Beginning. Run thence S26°14'43"E along the west Right-of-Way of said County Road 13 a distance of 227.36 feet, thence departing said Right-of-Way line run S61°41'35"W for a distance of 208.35 feet; Run thence S89°12'04"W, 298.00 feet south of and parallel to said Flagler Estates Boulevard a distance of 139.00 feet; Run thence N00°47'56"W a distance of 298.00 feet to a point on said south Right-of-Way of Flagler Estates Boulevard said point being 219.00 feet westerly of the Point of Beginning; thence run N89°12'04"E along said south Right-of-Way line of Flagler Estates Boulevard a distance of 219.00 feet to the Point of Beginning.

Containing 76,986 Square Feet or 1.767 Acres more or less.

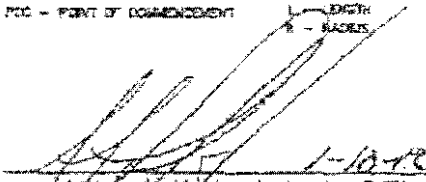
NOTICE:

1. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. BEARINGS SHOWN HEREON ARE BASED UPON WEST RIGHT OF WAY LINE OF COUNTY ROAD 13 AS BEING 217'X101' 8" PER POINT OF WAY MAP SECTION 780-406.
4. THE "DESCRIPTION" SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
5. THE SKETCH LINES DO NOT REPRESENT A FIELD SURVEY.
6. THIS IS NOT A BOUNDARY SURVEY AND DOES NOT DEFINE OWNERSHIP.

LEGEND:

- |                                |                             |
|--------------------------------|-----------------------------|
| R/W - RIGHT OF WAY             | ORB - OFFICIAL RECORDS BOOK |
| PC - POINT OF CURVATURE        | PG - PAGE                   |
| PT - POINT OF TANGENCY         | OB - CHORD BEARING          |
| N.T.S. - NOT TO SCALE          | OK - CHORD                  |
| P.O.B. - POINT OF BEGINNING    | Δ - DELTA ANGLE             |
| P.O.C. - POINT OF COMMENCEMENT | L - LENGTH                  |
|                                | S - SCALES                  |


For the Firm By:



Arthur K. Mastrorocco Jr., P.S.M.  
Professional Surveyor and Mapper  
Florida Registration No. LS 4165

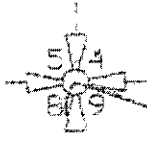
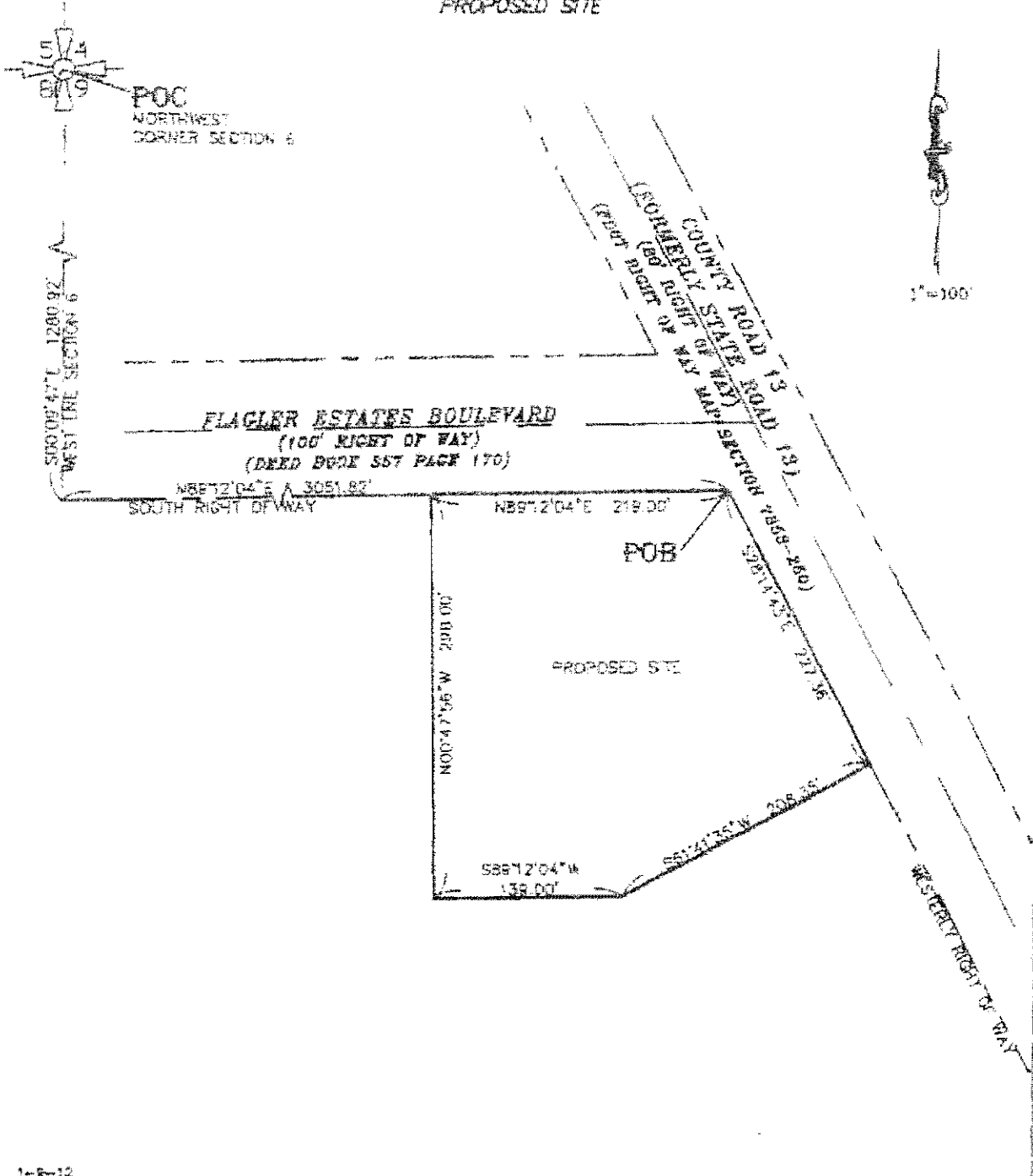
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED "SURVEYOR AND MAPPER".

1-2-12

	Engineers Architects Surveyors Planners Landscape Architects Environmental Scientists Construction Management Design/Build	The Conservators III 8200 Belfort Road Suite 224 Jacksonville, FL 32256 Phone 904 532-0809 Fax 904 532-0897	SKETCH OF DESCRIPTION DOLLAR GENERAL PROPOSED SITE ST. JOHNS COUNTY, FLORIDA Certificate of Authorization No. LK7245	PAGE 1 OF 2 M12927 © 2011

SKETCH OF DESCRIPTION

THIS IS NOT A SURVEY  
PROPOSED SITE




POC  
NORTHWEST  
CORNER SECTION 6



S80°09'42\"/>

1-B-12

	Engineers Architects Surveyors Planners Landscape Architects Environmental Scientists Construction Management Design/Build	The Concourse III 2200 Balford Road Suite 220 Jacksonville, FL 32256 Phone 904 532-0999 Fax 904 532-0997	SKETCH OF DESCRIPTION DOLLAR GENERAL PROPOSED SITE ST. JENNIS COUNTY, FLORIDA Certificate of Authorization No. LB716	PAGE 2 OF 2 1/18/27 © 2011

**SKETCH OF DESCRIPTION**

THIS IS NOT A SURVEY  
NORTH CROSS ACCESS EASEMENT

Commence at the northwest corner of Section 6, Township 10 South Range 29 East, St. Johns County, Florida, run thence S00°09'47"E along the west line of Section 5 a distance of 1280.92 feet to the south Right-of-Way line of Flagler Estates Boulevard (A 100' Right-of-Way as it now exists); thence N89°12'04"E along said south Right-of-Way line a distance of 2772.59 feet to the Point of Beginning; Run thence N29°12'04"E along the south Right-of-Way of said Flagler Estates Boulevard a distance of 60.23 feet to a point that is 219.00 feet west of the westerly Right-of-Way line County Road 13 (Formerly State Road 13)(on 80 foot Right-of-Way as it now exists); thence departing said Right-of-Way line run S00°47'56"E, 37.00 feet; thence S89°12'04"W, 37.00 feet south of and parallel to the south Right-of-Way line of Flagler Estates Boulevard a distance of 60.23 feet; thence run N00°47'56"W for a distance of 37.00 feet to a point on said south Right-of-Way of Flagler Estates Boulevard and the Point of Beginning.

Containing 2,228 Square Feet or 0.051 Acre more or less.

**NOTES:**

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2. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE ISSUING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE ISSUING PARTY OR PARTIES.
3. BEARINGS SHOWN HEREON ARE BASED UPON WEST POINT OF WAY LINE OF COUNTY ROAD 13 AS BEING 8 2/3% N 87° 12' 04" E PER RIGHT OF WAY MAP SECTION THEREON.
4. THE DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
5. THE SKETCH DOES NOT REPRESENT A FIELD SURVEY.
6. THIS IS NOT A BOUNDARY SURVEY AND DOES NOT DEFINE OWNERSHIP.

**LEGEND:**


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|-----------------------------|---------------------------|
| R/W - RIGHT OF WAY          | DB - OFFICIAL RECORD BOOK |
| PC - POINT OF CURVATURE     | PR - PAGE                 |
| PT - POINT OF TANGENCY      | CS - CHORD BEARING        |
| N.T.S. - NOT TO SCALE       | CH - CHORD                |
| POB - POINT OF BEGINNING    | Δ - DELTA ANGLE           |
| POC - POINT OF COMMENCEMENT | L - LENGTH                |
|                             | R - RADII                 |

For the Firm, By:

*Arthur A. Mostromacke Jr.*  
 \_\_\_\_\_  
 Arthur A. Mostromacke Jr., P.S.M.  
 Professional Surveyor and Mapper  
 Florida Registration No. LS 4168

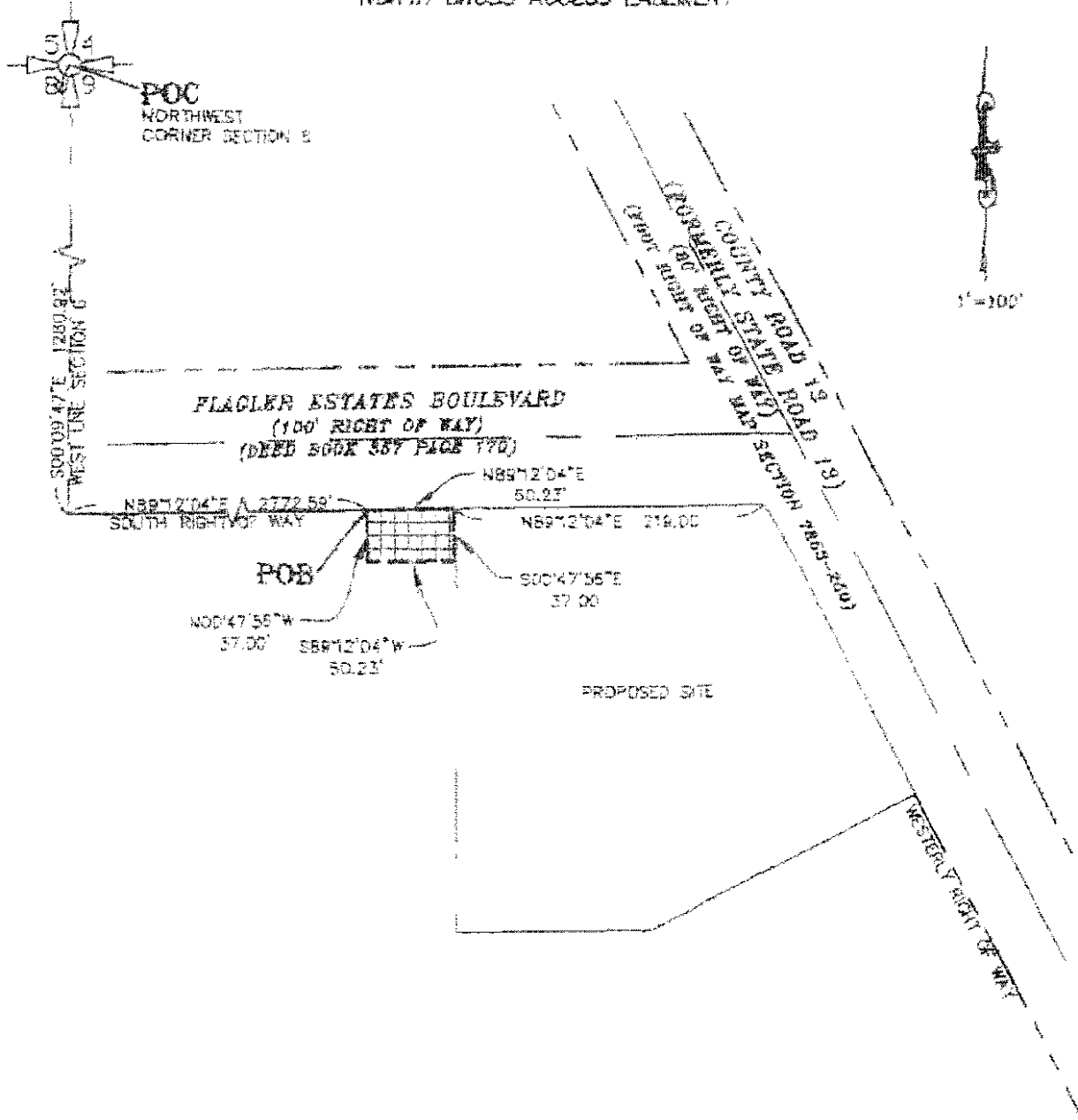
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

1-9-12

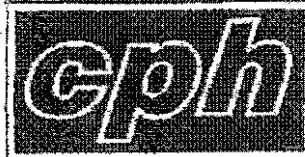
	Engineers Architects Surveyors Planners Landscape Architects Environmental Scientists Construction Management Design/Build	The Conservancy III 6207 Salford Road Suite 228 Jacksonville, FL 32256 Phone 904 332-0595 Fax 904 332-0997	SKETCH OF DESCRIPTION AND EASEMENT NORTH CROSS ACCESS EASEMENT	PAGE 1 OF 2
			ST. JOHN'S COUNTY, FLORIDA Certificate of Authorization No. L2734	1/15/2012 © 2012

**SKETCH OF DESCRIPTION**

THIS IS NOT A SURVEY  
 NORTH CROSS ACCESS EASEMENT



1-9-12



Engineers  
 Architects  
 Surveyors  
 Planners  
 Landscape Architects  
 Environmental Scientists  
 Construction Management  
 Design / Build

The Company III  
 5306 Bayford Road  
 Suite 200  
 Jacksonville, FL 32216  
 Phone 904 581-0928  
 Fax 904 582-0927

SKETCH OF DESCRIPTION  
 LAND DEVELOPMENT  
 NORTH CROSS ACCESS EASEMENT  
 ST. LUCAS COUNTY, FLORIDA  
 Certificate of Authorization No. LB7163

PAGE  
 2 OF 2  
 MTS027  
 © 2012

**SKETCH OF DESCRIPTION**

THIS IS NOT A SURVEY  
CROSS ACCESS EASEMENT

Commence at the northwest corner of Section 5, Township 10 South, Range 29 East, St. Johns County, Florida, run thence S00°09'47"E along the west line of Section 5 a distance of 1280.92 feet to the south Right-of-Way line of Flagler Estates Boulevard (A 100' Right-of-Way as it now exists); thence N85°12'04"E along said south Right-of-Way line a distance of 305.52 feet to the westerly Right-of-Way line County Road 13 (Formerly State Road 13)(or 50 foot Right-of-Way as it now exists); Run thence S28°14'43"E along the westerly Right-of-Way of said County Road 13 a distance of 227.36 feet to the Point of Beginning; thence continue along said Right-of-Way line S28°14'43"W 48.00 feet; thence departing said line run S61°41'35"W for a distance of 76.50 feet; run thence 66.50 feet westerly and parallel to the westerly Right of Way line of County Road 13, N28°14'34"W for a distance of 48.00 feet to a point on the southeasterly property line of a proposed site; Run thence N61°41'35"E along the property line for a distance of 76.50 feet to the Point of Beginning.

Containing 3,672 Square Feet or 0.084 Acres more or less

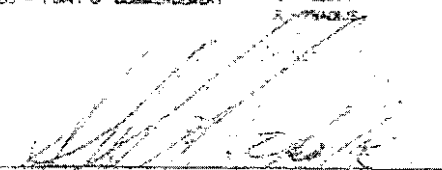
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3. EASINGS SHOWN HEREON ARE BASED UPON WEST RIGHT OF WAY LINE OF COUNTY ROAD 13 AS BEING 50' R/W PER RIGHT OF WAY MAP SECTION 765-252.
4. THE DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
5. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY.
6. THIS IS NOT A BOUNDARY SURVEY AND DOES NOT DEFINE OWNERSHIP.

**LEGEND:**


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| R/W - RIGHT OF WAY          | ORS - OFFICIAL RECORDS BOOK |
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| POB - POINT OF BEGINNING    | Δ - DELTA ANGLE             |
| POC - POINT OF COMMENCEMENT | L - LENGTH                  |
|                             | R - RADIUS                  |

For the Firm By:

  
**Arthur A. Mastrorosso, Jr., P.E., S.T.M.**  
 Professional Surveyor and Mapper  
 Florida Registration No. LS 4166

1-9-12  
REVISED 2-15-12  
REVISED 2-27-12

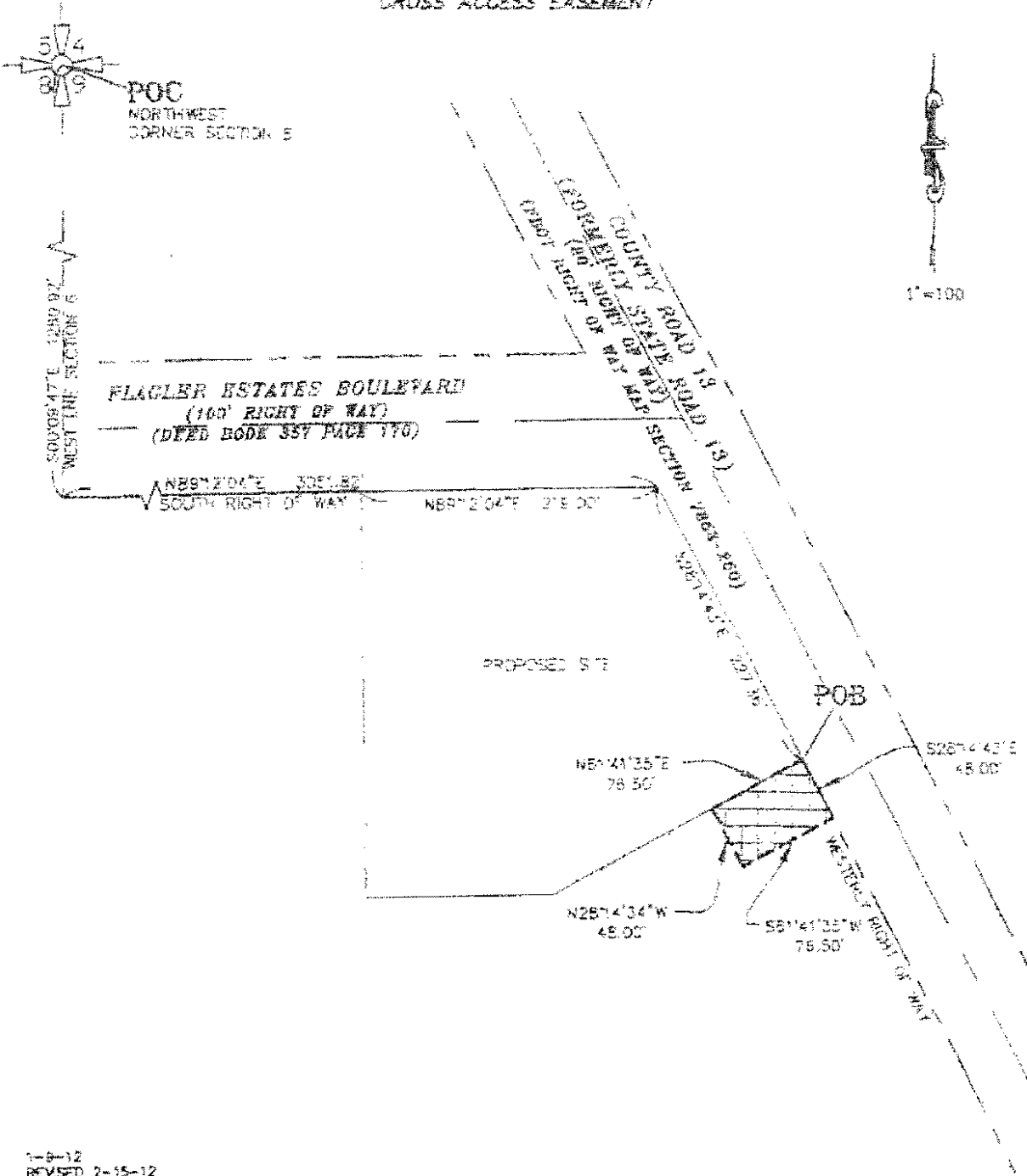
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

	<b>Engineers</b> <b>Architects</b> <b>Surveyors</b> <b>Planners</b> <b>Landscape Architects</b> <b>Environmental Scientists</b> <b>Construction Management</b> <b>Design/Build</b>	<b>The Conservator III</b> <b>5200 Belfort Road</b> <b>Suite 220</b> <b>Jacksonville, FL 32256</b> <b>Phone 904 332-0999</b> <b>Fax 904 332-0957</b>	<b>SKETCH OF DESCRIPTION</b>  MUD DEVELOPMENT CROSS ACCESS EASEMENT  ST. JOHN'S COUNTY, FLORIDA Certificate of Authorization No. 130741	<b>PAGE</b> <b>1 OF 2</b>  1/13/2012 2012




**SKETCH OF DESCRIPTION**

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CROSS ACCESS EASEMENT



1-8-12  
REVISED 2-15-12

	Engineers Architects Surveyors Planners Landscape Architects Environmental Scientists Construction Management Design / Build	The Company III 5200 Balford Road Suite 220 Tallahassee, FL 32310 Phone 904 392-0999 Fax 904 392-0997	SKETCH OF DESCRIPTION IMPROVEMENT CROSS ACCESS EASEMENT ST. JOHNS COUNTY, FLORIDA	PAGE 2 OF 2
		Cert./Floor of Authorization: No. 157163	M19227	
		© 2011		

THE ST. AUGUSTINE RECORD

GREEN & KUPPERMAN INC  
200 1ST ST STE B  
NEPTUNE BEACH FL 32266

Ref.#: L809-12  
P.O.#: DOLLARGENERA

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

STATE OF FLORIDA,  
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared STEVEN SMITH  
who on oath says that 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 CPA(SS) 2012-01 - HGS APR 19 & MAY 15, 2012  
was published in said newspaper on 04/04/2012

Affiant further says that the St. Augustine Record is a newspaper published  
at St. Augustine, in said 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  
City of St. Augustine, in said St. Johns County, for a period of one year pre-  
the first publication of the copy of advertisement; and affiant further says that  
he/she has neither paid nor promised any person, firm or corporation any dis-  
bate, commission or refund for the purpose of securing the advertisement  
publication in the said newspaper.

Sworn to and subscribed before me this 4<sup>th</sup> day of April 2012  
by Steven Smith who is personally known to me  
or who has produced as identification

Tiffany M. Lowe  
(Signature of Notary Public)



(Seal)

COPY OF ADVERTISEMENT

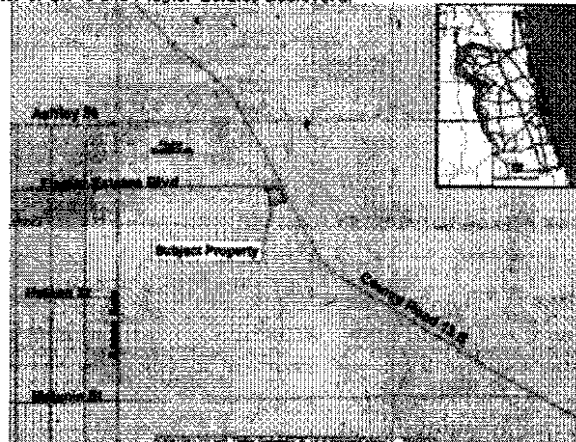
NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF A  
PROPOSED SMALL SCALE COMPREHENSIVE PLAN AMENDMENT TO  
THE FUTURE LAND USE MAP OF THE  
ST. JOHNS COUNTY 2025 COMPREHENSIVE PLAN

NOTICE IS HEREBY GIVEN that a public hearing will be held on Thursday,  
April 19, 2012 at 1:30 p.m. before the St. Johns County Planning and Zoning  
Agency and on Tuesday, May 15, 2012 at 9:00 a.m., before the St. Johns  
County Board of County Commissioners in the County Auditorium, County  
Administration Building, 500 San Sebastian View, St. Augustine, Florida to  
consider and issue a recommendation on the adoption of a proposed small  
scale comprehensive plan amendment to the St. Johns County Future Land  
Use Map of the 2025 Comprehensive Plan with the following styled ordi-  
nance:

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA,  
AMENDING THE 2025 COMPREHENSIVE PLAN, ORDINANCE NO.  
2010-38, AS AMENDED, TO CHANGE THE FUTURE LAND USE MAP  
DESIGNATION FROM RURAL/SILVICULTURAL (R/S) TO RURAL COM-  
MERCIAL (RC) FOR THE PROPERTY LOCATED AT THE SOUTHWEST  
CORNER OF CR 13 AND FLAGLER ESTATES BOULEVARD, CONTAIN-  
ING APPROXIMATELY 1.9 ACRES; PROVIDING FOR FINDINGS OF  
FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN  
EFFECTIVE DATE.

Said hearings will be held in the County Auditorium, County Administration  
Building, 500 San Sebastian View, St. Augustine, Florida. Any interested parties  
may appear at the public hearings to be heard regarding any or all of  
the proposed amendments. 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 1.9 acres and is located on the Southwest cor-  
ner of CR 13 and Flagler Estates Boulevard.



The proposed changes is known as File Number CPA(SS) 2012-01 Dollar Gen-  
eral Small Scale, an is available for review in the Planning and Zoning Sec-  
tion of the Growth Management Services Department, at the Permit Center,  
400 Lewis Speedway, St. Augustine, Florida and may be examined by inter-  
ested parties prior to said public hearings.

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

If a person decides to appeal any decision made with respect to any matter  
covered at the meetings or hearings, parties will need a record of the pro-  
ceedings and for such purpose may need to ensure that verbatim records of  
the proceedings are made, which records include the testimony and evi-  
dence 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 inter-  
preter to participate in this proceeding should contact the County's ADA  
Coordinator at (904) 209-0650 or at the County Administration Building, 500  
Sebastian View, St. Augustine, Florida, 32084. Hearing impaired persons,  
call Florida Relay Service (1 800 955 8770), no later than 5 days prior to the  
meeting.

PLANNING AND ZONING AGENCY  
ST. JOHNS COUNTY, FLORIDA  
BRAD NELSON, CHAIR

BOARD OF COUNTY COM-  
MISSIONERS  
ST. JOHNS COUNTY, FLORIDA  
MARK P. MINER, CHAIR  
CPA(SS) 2012-01 Dollar General  
L809-12 Apr 4, 2012



**FLORIDA DEPARTMENT of STATE**

**RICK SCOTT**  
Governor

**KEN DETZNER**  
Secretary of State

May 22, 2012

Ms. Cheryl Strickland  
Secretary  
St. Johns County  
500 San Sebastian View  
St. Augustine, Florida 32084

Attention: Ms. Yvonne King, Deputy Clerk

Dear Ms. Strickland:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letter dated April 17, 2012 and certified copies of Ordinance Nos. 2012-10 through 2012-14, which were filed in this office on May 18, 2012.

Sincerely,

Liz Cloud  
Program Administrator

LC/srd

2012 MAY 25 PM 3:09  
OFFICE OF THE SECRETARY OF STATE  
SYSTEM

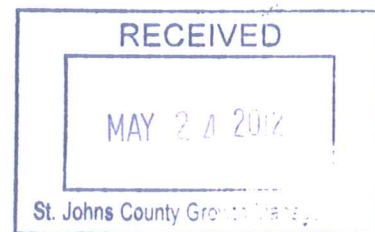
Rick Scott  
GOVERNOR



FLORIDA DEPARTMENT of  
ECONOMIC OPPORTUNITY

Hunting F. Deutsch  
EXECUTIVE DIRECTOR

May 21, 2012



Ms. Gerogia Katz  
Planner III  
St. Johns County  
4040 Lewis Speedway  
St. Augustine, Florida 32084

Dear Ms. Katz:

Thank you for submitting copies of the Small Scale Development Plan Amendment for ST JOHNS CO adopted by Ordinance No(s). 2012-13 on May 15, 2012 for our records. The reference number for this amendment package is 12S01.

The State Land Planning Agency **will not** conduct a compliance review or issue a Notice of Intent regarding the adopted small scale development plan amendment in accordance with procedures contained in Section 163.3187(1), Florida Statutes.

If you have any questions, please feel free to contact Donna Harris of my staff by phone at 850.717.8491 or by e-mail at [donna.harris@deo.myflorida.com](mailto:donna.harris@deo.myflorida.com).

Sincerely,

D. Ray Eubanks, Administrator  
Plan Review and Processing

DRE/dh