

ORDINANCE NO. 2014 - 12

**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 RESIDENTIAL C AND ADD A TEXTUAL POLICY TO LIMIT THE DENSITY TO 52 UNITS FOR APPROXIMATELY 17.57 ACRES OF LAND LOCATED ON THE SOUTH SIDE OF SR 16 IMMEDIATELY ADJACENT TO THE SUNSHINE 16 PLANNED UNIT DEVELOPMENT; 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,

**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 to Residential – C** for approximately 17.57 acres of land located on the south side of SR 16 immediately adjacent to the Sunshine 16 Planned Unit Development and to add a Textual Policy that limits the density for the parcel to 52 residential dwelling units, as described and shown on the attached **EXHIBIT A, B, and C.**

**SECTION 2.** The 2025 Comprehensive Plan amendment 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.** This Ordinance repeals and replaces St. Johns County Ordinance 2013-32. 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 COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 4<sup>th</sup> DAY OF March 2014.**

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

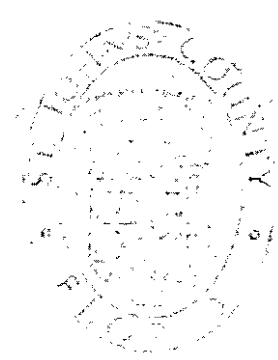
BY: [Signature]  
John H. Morris, Chairman

RENDITION DATE 03-06-14

ATTEST: Cheryl Strickland, Clerk

BY: [Signature]  
Deputy Clerk

Effective Date: 04-04-14



# EXHIBIT A

2025 Future Land Use  
From RESIDENTIAL B  
to RESIDENTIAL C

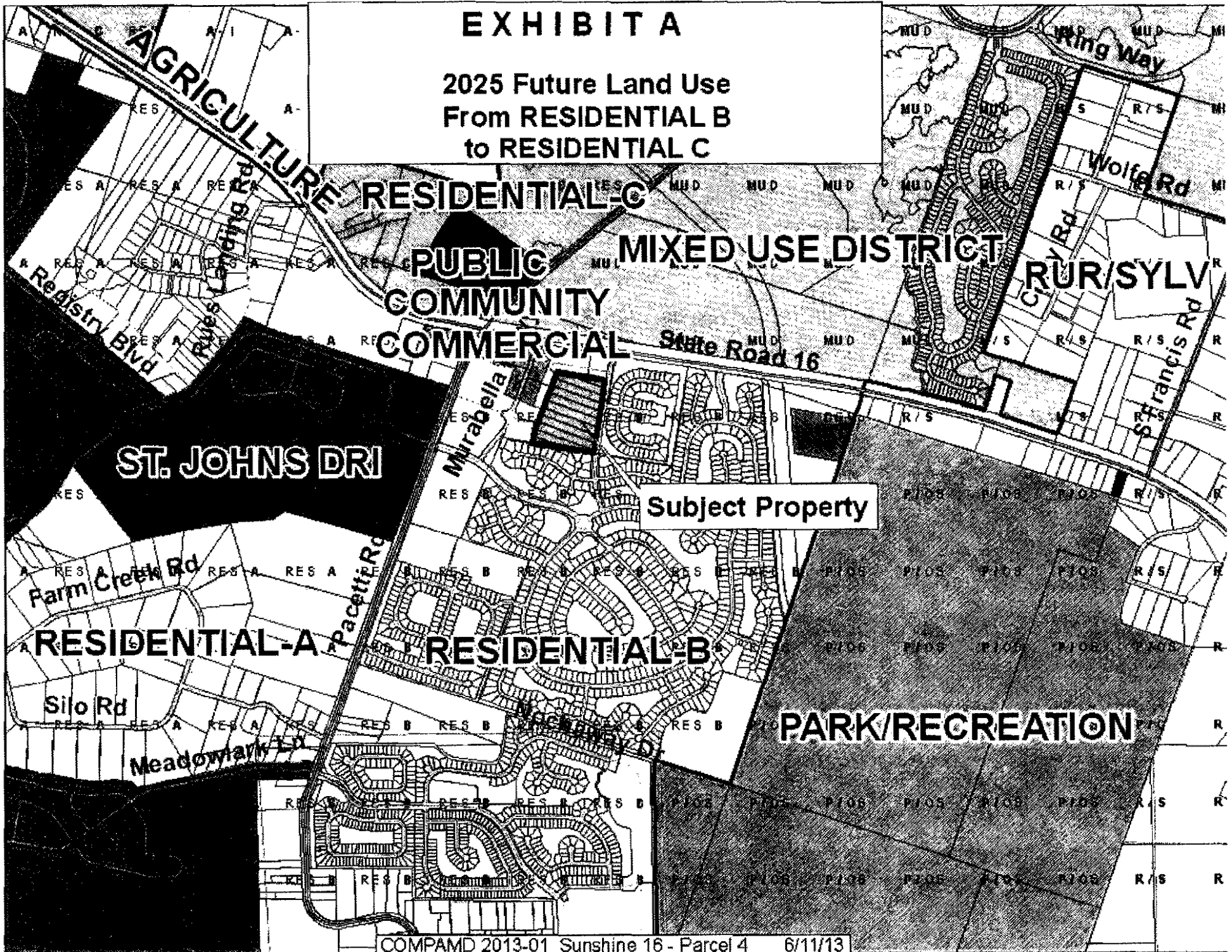


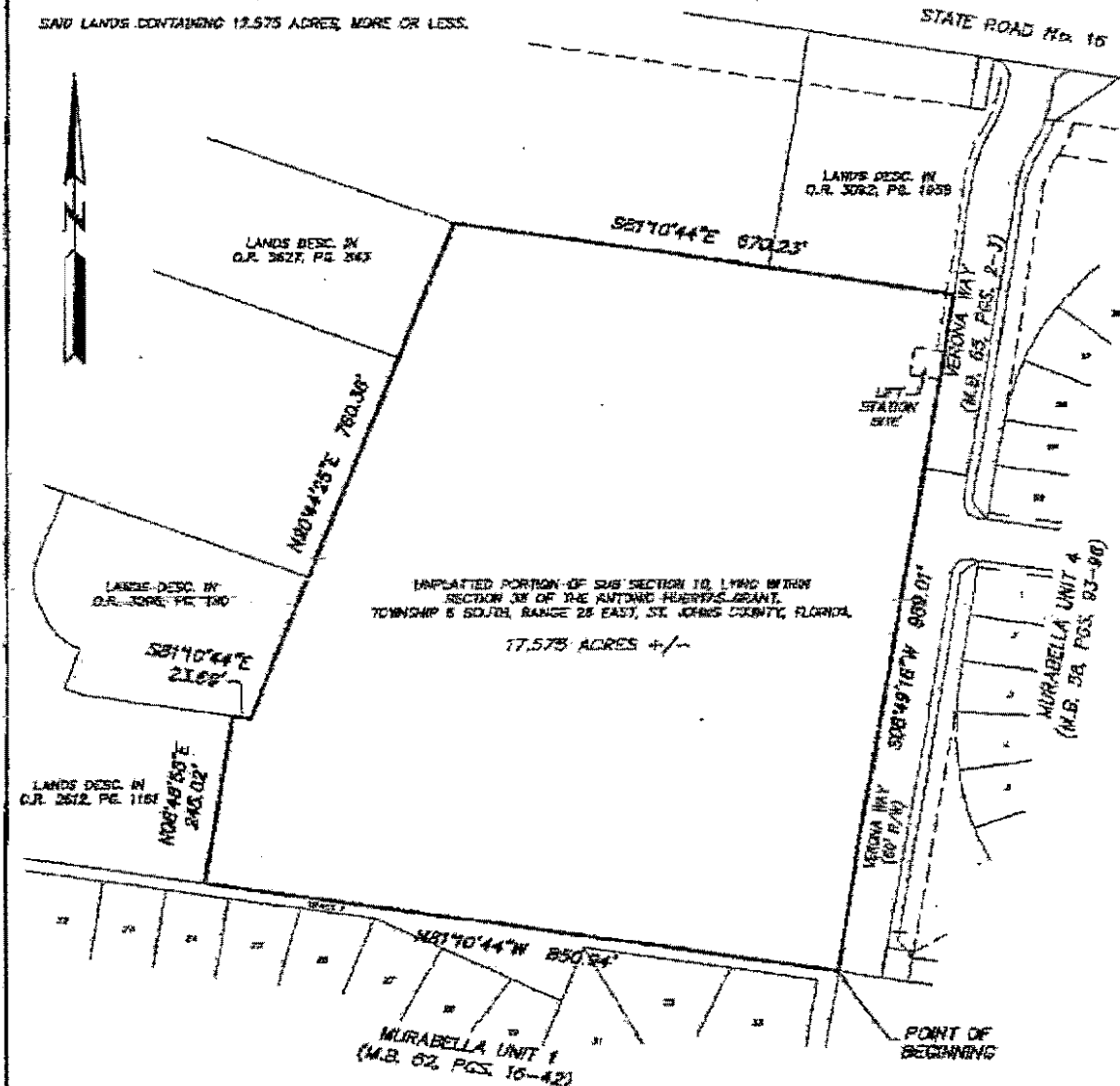
Exhibit B

MAP SHOWING SKETCH AND LEGAL DESCRIPTION OF

UNPLATTED PORTION OF SUB SECTION 10, LYING WITHIN SECTION 38 OF THE ANTONIO HUERTAS GRANT, TOWNSHIP 8 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT SOUTHWEST CORNER OF MURABELLA UNIT FOUR, AS RECORDED IN MAP BOOK 68, PAGES 33 THROUGH 38, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 81°30'44" WEST ALONG THE NORTHERLY LINE OF MURABELLA UNIT ONE, AS RECORDED IN MAP BOOK 22, PAGES 18 THROUGH 42, INCLUSIVE, 250.84 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2512, PAGE 1151 OF SAID PUBLIC RECORDS; THENCE NORTH 8°46'55" EAST ALONG THE EASTERLY LINE OF SAID LANDS, 245.02 FEET TO A POINT ON THE SOUTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3296, PAGE 180 OF SAID PUBLIC RECORDS; THENCE SOUTH 81°10'44" EAST ALONG SAID SOUTHERLY LINE, 23.69 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE NORTH 20°44'25" EAST ALONG THE EASTERLY LINE OF SAID LANDS AND THE NORTHERLY EXTENSION THEREOF, 780.38 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3527, PAGE 843 OF SAID PUBLIC RECORDS; THENCE SOUTH 81°10'44" EAST ALONG THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3092, PAGE 1258 OF SAID PUBLIC RECORDS AND ALONG SAID SOUTHERLY LINE, 670.23 FEET TO THE SOUTHEAST CORNER OF SAID LANDS, SAID CORNER LYING ON THE WESTERLY RIGHT OF WAY LINE OF VERONA WAY AS RECORDED IN MAP BOOK 68, PAGES 2 AND 3 OF SAID PUBLIC RECORDS; THENCE SOUTH 8°46'55" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE AND ALONG THE WESTERLY LINE OF SAID MURABELLA UNIT FOUR, 388.07 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 12.575 ACRES, MORE OR LESS.



DRAWN BY BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MARKER THIS DRAWING SKETCH. PLAT OF MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

NOTES

1. Sketches are based on the WESTERLY R/W LINE OF VERONA WAY (S81°10'44" W).
2. This is a SKETCH AND LEGAL DESCRIPTION (NOT A SURVEY).
3. Unless otherwise noted, any portion of the parcel that may be claimed as Waterway by State or Developmental Agencies, has not been determined and any liability resulting therefrom is not the responsibility of the undersigned.
4. There may be Restrictions or Easements of Record addressed by this examination that have not been shown herein.

LEGEND

- ⊙ BOUNDARY CORNER'S MOVEMENT
- ⊙ BOUNDARY CORNER
- ⊙ BOUNDARY 1/2" FROM THE SURVEY WITH D.M.P. & M.C.C. & A.S.P. & A.S.P. & A.S.P.
- BOUNDARY FROM THE FOUND (NOTED)

DATE FEB. 25, 2013  
 SCALE 1"=200'  
 JOB NO. 2001-2124-165  
 F.B.L.  
 pages  
 Comp. File 01-2124-165.dwg  
 Drawn by NRM

**RICHARD A. MILLER & ASSOCIATES, INC.**  
 PROFESSIONAL LAND SURVEYORS  
 108 NATIVE WALK PARKWAY, SUITE 104  
 ST. AUGUSTINE, FLORIDA 32082  
 Fax (904) 721-5239  
 Tele. (904) 721-0285

THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION HAS BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT COMES IN ACCORDANCE WITH THE GENERAL PRACTICES AND STANDARDS OF THE PROFESSION OF PROFESSIONAL LAND SURVEYORS AND SURVEYORS IN FLORIDA. I HEREBY CERTIFY UNDER PENALTY OF PERJURY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF FLORIDA.

BY: WILLIAM A. MELROSE, STATE OF FLORIDA, REGISTERED LAND SURVEYOR, CERTIFICATE NO. 32413

ABBREVIATIONS THAT MAY BE USED IN THIS SURVEY	
AC.P.	Permanent Control Point
A.C.P.	Adjusted Control Point
A.P.	Point of Beginning
C.P.	Corner of Property
C.P.C.	Point of Curvature
C.P.S.	Point of Intersection
C.P.T.	Point of Tangency
C.P.V.	Point of Vertical Intersection
C.P.W.	Point of Way
C.P.X.	Point of X-Intersection
C.P.Y.	Point of Y-Intersection
C.P.Z.	Point of Z-Intersection
C.P.1	Point of Intersection of Line 1
C.P.2	Point of Intersection of Line 2
C.P.3	Point of Intersection of Line 3
C.P.4	Point of Intersection of Line 4
C.P.5	Point of Intersection of Line 5
C.P.6	Point of Intersection of Line 6
C.P.7	Point of Intersection of Line 7
C.P.8	Point of Intersection of Line 8
C.P.9	Point of Intersection of Line 9
C.P.10	Point of Intersection of Line 10
C.P.11	Point of Intersection of Line 11
C.P.12	Point of Intersection of Line 12
C.P.13	Point of Intersection of Line 13
C.P.14	Point of Intersection of Line 14
C.P.15	Point of Intersection of Line 15
C.P.16	Point of Intersection of Line 16
C.P.17	Point of Intersection of Line 17
C.P.18	Point of Intersection of Line 18
C.P.19	Point of Intersection of Line 19
C.P.20	Point of Intersection of Line 20
C.P.21	Point of Intersection of Line 21
C.P.22	Point of Intersection of Line 22
C.P.23	Point of Intersection of Line 23
C.P.24	Point of Intersection of Line 24
C.P.25	Point of Intersection of Line 25
C.P.26	Point of Intersection of Line 26
C.P.27	Point of Intersection of Line 27
C.P.28	Point of Intersection of Line 28
C.P.29	Point of Intersection of Line 29
C.P.30	Point of Intersection of Line 30
C.P.31	Point of Intersection of Line 31
C.P.32	Point of Intersection of Line 32
C.P.33	Point of Intersection of Line 33
C.P.34	Point of Intersection of Line 34
C.P.35	Point of Intersection of Line 35
C.P.36	Point of Intersection of Line 36
C.P.37	Point of Intersection of Line 37
C.P.38	Point of Intersection of Line 38
C.P.39	Point of Intersection of Line 39
C.P.40	Point of Intersection of Line 40
C.P.41	Point of Intersection of Line 41
C.P.42	Point of Intersection of Line 42
C.P.43	Point of Intersection of Line 43
C.P.44	Point of Intersection of Line 44
C.P.45	Point of Intersection of Line 45
C.P.46	Point of Intersection of Line 46
C.P.47	Point of Intersection of Line 47
C.P.48	Point of Intersection of Line 48
C.P.49	Point of Intersection of Line 49
C.P.50	Point of Intersection of Line 50
C.P.51	Point of Intersection of Line 51
C.P.52	Point of Intersection of Line 52
C.P.53	Point of Intersection of Line 53
C.P.54	Point of Intersection of Line 54
C.P.55	Point of Intersection of Line 55
C.P.56	Point of Intersection of Line 56
C.P.57	Point of Intersection of Line 57
C.P.58	Point of Intersection of Line 58
C.P.59	Point of Intersection of Line 59
C.P.60	Point of Intersection of Line 60
C.P.61	Point of Intersection of Line 61
C.P.62	Point of Intersection of Line 62
C.P.63	Point of Intersection of Line 63
C.P.64	Point of Intersection of Line 64
C.P.65	Point of Intersection of Line 65
C.P.66	Point of Intersection of Line 66
C.P.67	Point of Intersection of Line 67
C.P.68	Point of Intersection of Line 68
C.P.69	Point of Intersection of Line 69
C.P.70	Point of Intersection of Line 70
C.P.71	Point of Intersection of Line 71
C.P.72	Point of Intersection of Line 72
C.P.73	Point of Intersection of Line 73
C.P.74	Point of Intersection of Line 74
C.P.75	Point of Intersection of Line 75
C.P.76	Point of Intersection of Line 76
C.P.77	Point of Intersection of Line 77
C.P.78	Point of Intersection of Line 78
C.P.79	Point of Intersection of Line 79
C.P.80	Point of Intersection of Line 80
C.P.81	Point of Intersection of Line 81
C.P.82	Point of Intersection of Line 82
C.P.83	Point of Intersection of Line 83
C.P.84	Point of Intersection of Line 84
C.P.85	Point of Intersection of Line 85
C.P.86	Point of Intersection of Line 86
C.P.87	Point of Intersection of Line 87
C.P.88	Point of Intersection of Line 88
C.P.89	Point of Intersection of Line 89
C.P.90	Point of Intersection of Line 90
C.P.91	Point of Intersection of Line 91
C.P.92	Point of Intersection of Line 92
C.P.93	Point of Intersection of Line 93
C.P.94	Point of Intersection of Line 94
C.P.95	Point of Intersection of Line 95
C.P.96	Point of Intersection of Line 96
C.P.97	Point of Intersection of Line 97
C.P.98	Point of Intersection of Line 98
C.P.99	Point of Intersection of Line 99
C.P.100	Point of Intersection of Line 100

Exhibit C

Text Amendment

Land Use Element of 2025 St. Johns County Comprehensive Plan

Policy A.1.11.1 (h)8(i)

The property known as Sunshine 16 Parcel 4 legally described in Ordinance 2014-12 (the Ordinance) is assigned Residential C Future Land Use Designation under the Ordinance. The gross density of said property shall not exceed 52 residential dwelling units. Proposed changes to increase the allowed density of the subject property are subject to the provisions of Chapter 163, Florida Statutes, regarding large scale amendments to comprehensive plans.

# The St. Augustine Record

COPY OF ADVERTISEMENT

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 **MEGAN BECKER**

who on oath says that he 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 **DISPLAY AD**

In/the matter of **NOTICE OF REHEARING – COMPAMD 2013-01**

was published in said newspaper **FEBRUARY 5, 2014**

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 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, for a period of one year preceding the first publication of the copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing the advertisement for publication in the said newspaper.

  
\_\_\_\_\_  
**MEGAN BECKER**

Sworn to and subscribed before me this **5th day of FEBRUARY, 2014.**

by MEGAN BECKER who is personally known to me  
or who has produced **PERSONALLY KNOWN** as identification

  
(Signature of Notary Public)



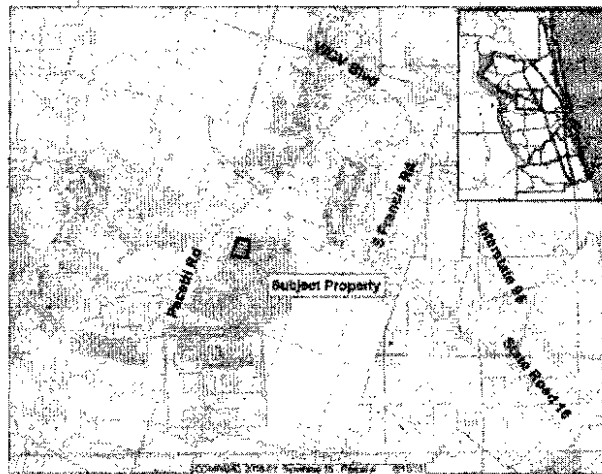
# NOTICE OF PUBLIC REHEARING TO CONSIDER ADOPTION OF A PROPOSED COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAP OF THE ST. JOHNS COUNTY 2025 COMPREHENSIVE PLAN

NOTICE IS HEREBY GIVEN that the Planning and Zoning Agency on ~~Thursday, February 20, 2014 at 1:30 p.m.~~ and the St. Johns County Board of County Commissioners on ~~Tuesday, March 4, 2014 at 9:00 a.m.~~ will hold a public rehearing, as follows: whether or not to adopt a proposed comprehensive plan amendment to the St. Johns County Future Land Use Map and 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 RESIDENTIAL C AND ADD A TEXTUAL POLICY TO LIMIT THE DENSITY TO 52 UNITS FOR APPROXIMATELY 17.57 ACRES OF LAND LOCATED ON THE SOUTH SIDE OF SR 16 IMMEDIATELY ADJACENT TO THE SUNSHINE 16 PLANNED UNIT DEVELOPMENT; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE.

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

The subject property includes 17.57 +/- acres and is located on the south side of SR 16 immediately to adjacent to the Sunshine 16 Planned Unit Development, 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 Office.*

The proposed change is known as File Number **COMPAMD 2013-01 Sunshine 16-Parcel 4**, and is available for review in the Planning Division of the Growth Management Services 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 (1-800-955-8770), no later than 5 days prior to the meeting.

PLANNING AND ZONING AGENCY  
ST. JOHNS COUNTY, FLORIDA  
DICK WILLIAMS, CHAIR  
File Number: COMPAMD 2013-01 Sunshine 16 Parcel 4

BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA  
JOHN H. MORRIS, CHAIR



**FLORIDA DEPARTMENT of STATE**

**RICK SCOTT**  
Governor

**KEN DETZNER**  
Secretary of State

March 11, 2014

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 electronic copy of Ordinance No. 2014-12, which was filed in this office on March 11, 2014.

Sincerely,

Liz Cloud  
Program Administrator

LC/elr

2014 MAR 11 AM 9:27