

ORDINANCE NO. 2016 - 41

**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 INTENSIVE COMMERCIAL (IC) TO RESIDENTIAL-C FOR APPROXIMATELY 115.9 ACRES OF LAND, CHANGE FROM INTENSIVE COMMERCIAL (IC) TO INDUSTRIAL (I) FOR APPROXIMATELY 39.4 ACRES OF LAND WITH TEXT AMENDMENT TO LIMIT THE RESIDENTIAL TO 750 DWELLING UNITS AND NON-RESIDENTIAL TO UP TO 150,000 SQUARE FEET COMMERCIAL AND RETAIL SERVICE USES; 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 Intensive Commercial (IC) to Residential-C for approximately 115.9 acres of land, change from Intensive Commercial (IC) to Industrial (I) for approximately 39.4 acres of land with text amendment to limit the residential to 750 dwelling units and non-residential to up to 150,000 square feet commercial and retail service uses, as described and shown on the attached **EXHIBITS A, B, and C.**

**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.

**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 COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 16 DAY OF August 2016.**

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

BY: Jeb S. Smith  
Jeb S. Smith, Chair

RENDITION DATE August 18, 2016

**ATTEST: Hunter S. Conrad, Clerk**

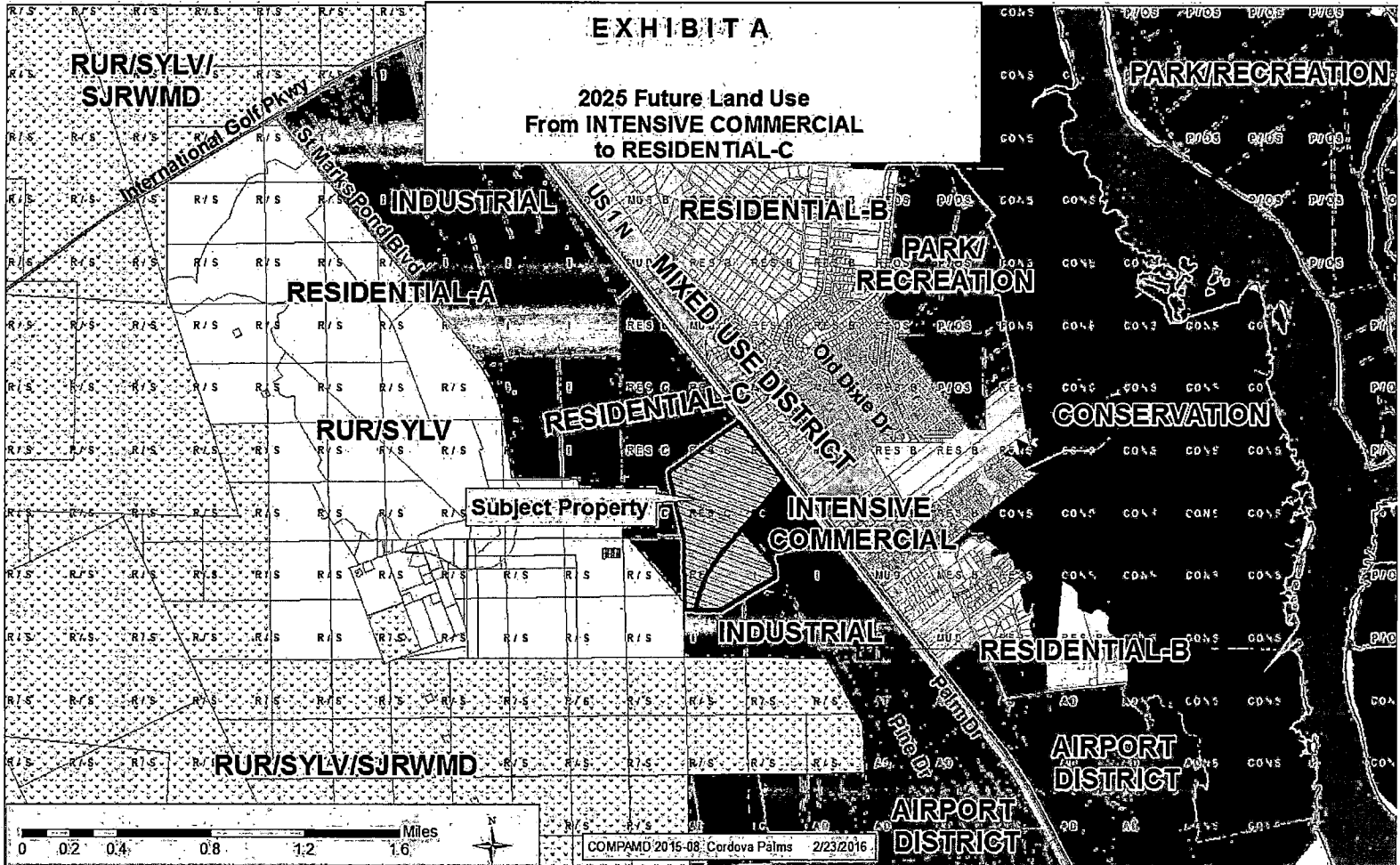
BY: Wenne King  
Deputy Clerk

Effective Date: September 26, 2016



# EXHIBIT A

2025 Future Land Use  
From INTENSIVE COMMERCIAL  
to RESIDENTIAL-C



COMPAMD 2015-08, Cordova Palms 2/23/2016

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**EXHIBIT B**

**Legal Description  
and**

**Tax Identification Numbers**

**Part of 074290-0000, 072570-0000 and 072590-0000**



ROBERT M. ANGAS ASSOCIATES, INC.

www.mangas.com

tel 904-642-8550 • fax 904-642-4165

14775 Old St. Augustine Road • Jacksonville, Florida 32258

Revised November 25, 2015  
September 25, 2015  
Cordova Palms

Work Order No. 15-194.00  
File No. 123K-10.00B

### Industrial Parcel

A portion of Section 15, together with a portion of Section 50 of the Pablo Sabate Grant, Township 6 South, Range 29 East, St. Johns County, Florida, also being a portion of those lands described and recorded in Official Records Book 3012, page 1645, of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Northwest corner of said Section 15, said corner lying on the Westerly line of said Official Records Book 3012, page 1645; thence Southerly along said Westerly line the following 3 courses: Course 1, thence South  $00^{\circ}53'21''$  East, along the Westerly line of said Section 15, a distance of 2659.81 feet; Course 2, thence North  $89^{\circ}13'09''$  East, departing said Westerly line of Section 15, a distance of 1339.65 feet; Course 3, thence South  $00^{\circ}53'35''$  East, 1630.18 feet; thence North  $89^{\circ}51'18''$  East, departing said Westerly line of Official Records Book 3012, page 1645, a distance of 227.91 feet to the Point of Beginning.

From said Point of Beginning, thence Northeasterly along the arc of a curve concave Southeasterly having a radius of 2982.21 feet, through a central angle of  $30^{\circ}15'59''$ , an arc length of 1575.35 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North  $26^{\circ}20'51''$  East, 1557.09 feet; thence North  $40^{\circ}22'58''$  East, 537.80 feet; thence South  $40^{\circ}32'02''$  East, 1094.77 feet; thence South  $04^{\circ}55'38''$  East, 244.68 feet; thence South  $59^{\circ}08'21''$  West, 494.22 feet; thence South  $58^{\circ}21'45''$  West, 904.03 feet; thence South  $89^{\circ}51'18''$  West, 578.08 feet to the Point of Beginning.

Containing 39.35 acres, more or less.



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### Residential-C Parcel

A portion of Section 15, together with a portion of Section 50 of the Pablo Sabate Grant, Township 6 South, Range 29 East, St. Johns County, Florida, also being a portion of those lands described and recorded in Official Records Book 3012, page 1645, of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Northwest corner of said Section 15, said corner lying on the Westerly line of said Official Records Book 3012, page 1645; thence Southerly and Easterly along said Westerly line the following 2 courses: Course 1, thence South  $00^{\circ}53'21''$  East, along the Westerly line of said Section 15, a distance of 2659.81 feet; Course 2, thence North  $89^{\circ}13'09''$  East, departing said Westerly line of Section 15, a distance of 1339.65 feet to the Point of Beginning.

From said Point of Beginning, thence North  $13^{\circ}25'23''$  West, departing said Westerly line of Official Records Book 3012, page 1645, a distance of 1466.29 feet; thence North  $54^{\circ}02'23''$  East, 1926.76 feet to a point lying on the Southwesterly right of way line of the Florida East Coast Railroad, a 100 foot right of way as presently established; thence South  $37^{\circ}52'52''$  East, along said Southwesterly right of way line, 1633.57 feet; thence South  $40^{\circ}22'58''$  West, departing said Southwesterly right of way line, 1972.33 feet to a point on a curve concave Southeasterly having a radius of 2982.21 feet; thence Southwesterly along the arc of said curve, through a central angle of  $30^{\circ}15'59''$ , an arc length of 1575.35 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South  $26^{\circ}20'51''$  West, 1557.09 feet; thence South  $89^{\circ}51'18''$  West, 227.91 feet to a point lying on said Westerly line of Official Records Book 3012, page 1645; thence North  $00^{\circ}53'35''$  West, along said Westerly line, 1630.18 feet to the Point of Beginning.

Containing 115.94 acres, more or less.

Exhibit C

A.1.11.1. (m)(8)(g): The Cordova Palms PUD property legally described in Ordinance 2016- 41 is assigned the future land use of Residential-C and Intensive Commercial (IC) as shown on the Future Land Use Map. Residential on the Cordova Palms PUD property shall be limited to a maximum of 750 residential dwelling units, and up to 150,000 square feet of commercial retail and service uses. Proposed changes to increase the allowed development density and/or intensity is subject to the provisions of Chapter 163. Florida Statutes, regarding large-scale amendments to the Comprehensive Plan.

ENGLAND THIMS & MILLER INC  
14775 OLD SAINT AUGUSTINE RD  
JACKSONVILLE FL 32258

Ref.:#  
P.O.#:

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

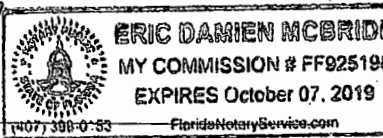
STATE OF FLORIDA,  
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **NICOLE CORRIVEAU**  
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  
In the matter of **COMPAMD-2015000008 CORDOVA PALMS -**  
was published in said newspaper on **06/30/2016**

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 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/she 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.

Sworn to and subscribed before me this \_\_\_\_\_ day of JUL 13 2016  
by Nicole Corriveau who is personally known to me  
or who has produced as identification

*[Signature of Notary Public]*



(Signature of Notary Public)

(Seal)

# NOTICE OF PUBLIC HEARING 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, 7/21/2016 at 1:30 p.m., and the St. Johns County Board of County Commissioners on Tuesday, 8/16/2016 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 adoption of a proposed 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 adopt the same proposed 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 INTENSIVE COMMERCIAL (IC) TO RESIDENTIAL-C FOR APPROXIMATELY 115.9 ACRES OF LAND, CHANGE FROM INTENSIVE COMMERCIAL (IC) TO INDUSTRIAL (I) FOR APPROXIMATELY 39.4 ACRES OF LAND WITH TEXT AMENDMENT TO LIMIT THE RESIDENTIAL TO 750 DWELLING UNITS AND NON-RESIDENTIAL TO UP TO 150,000 SQUARE FEET. COMMERCIAL AND RETAIL SERVICE USES; 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 155.3 acres and is located on 6365 US 1 North - approximately one mile north of the Northeast Florida Regional Airport, 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 COMPAMD-2015000008, 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) 209-0850 or at the County Administration Building, 500 Sebastian View, St. Augustine, Florida, 32084. Hearing impaired persons, call Florida Relay Service (1-800-955-8770), no later than 5 days prior to the meeting.

PLANNING AND ZONING AGENCY BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA ST. JOHNS COUNTY, FLORIDA  
JEFF MARTIN, CHAIR JEB S. SMITH, CHAIR

File Number: COMPAMD-2015000008, Cordova Palms





## FLORIDA DEPARTMENT *of* STATE

**RICK SCOTT**  
Governor

**KEN DETZNER**  
Secretary of State

August 19, 2016

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

FILED August 19, 2016  
ST. JOHNS COUNTY  
CLERK OF COURT  
BY: Yvonne King  
DEPUTY CLERK

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. 2016-41, which was filed in this office on August 19, 2016.

Sincerely,

Ernest L. Reddick  
Program Administrator

ELR/lb