

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 SILVICULTURE (R/S) TO RESIDENTIAL-A (RES-A) WITH A TEXT AMENDMENT LIMITING THE PROPERTY TO ONE (1) SINGLE-FAMILY DWELLING UNIT, FOR APPROXIMATELY 3.5 ACRES OF LAND LOCATED AT 8790 BATTEN ROAD; 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 (R/S)** to **Residential-A (Res-A)** with a text amendment limiting the property to one (1) single-family dwelling unit, on approximately 3.5 acres of land located at 8790 Batten Road, as described and shown on the attached **EXHIBITS A and 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.

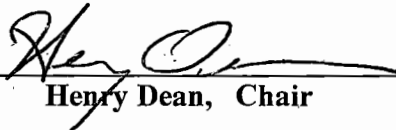
SECTION 4. Should any section, subsection, sentence, clause, phrase or portion of this ordinance be held invalid or unconstitutional by any court of competent jurisdiction, such portions shall be deemed a separate, distinct and independent provision and shall not affect the validity of the remaining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

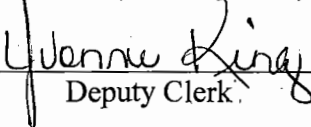
PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 19 DAY OF June 2018.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

BY: 
Henry Dean, Chair

RENDITION DATE JUN 21 2018

ATTEST: Hunter S. Conrad, Clerk

BY: 
Deputy Clerk

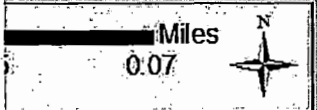
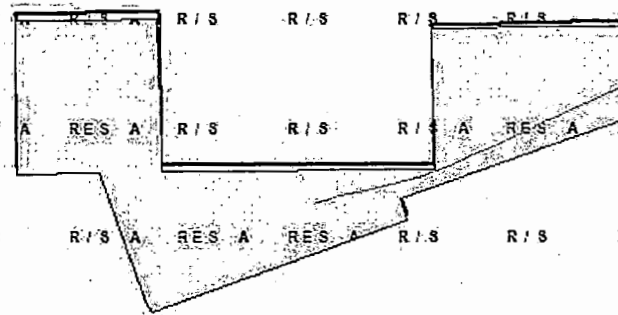
Effective Date: JUL 10 2018




EXHIBIT A

2025 Future Land Use From Rural Silviculture To Residential-A

Subject Property



CPA(SS): 20-18000002 Barnes at 8790 Batten Road 05/04/18

 CPA(SS)_2018-02

PART OF THOSE LANDS DESCRIBED IN DEED BOOK 180, PAGE 425, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, LYING WITHIN GOVERNMENT LOT 2, SECTION 8, TOWNSHIP 6 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

"PARCEL 4"

COMMENCE AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 2; THENCE SOUTH 89°33'12" WEST, ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 2, 40.04 FEET TO THE EAST LINE OF SAID LANDS DESCRIBED IN DEED BOOK 180, PAGE 425; THENCE SOUTH 02°55'45" EAST, ALONG SAID EAST LINE, 189.62 FEET TO THE SOUTH LINE OF SAID LANDS DESCRIBED IN DEED BOOK 180, PAGE 425 OF ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 70°15'15" WEST, ALONG SAID SOUTH LINE 806.22 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 70°15'15" WEST, ALONG SAID SOUTH LINE 859.92 FEET TO THE WATERS OF THE ST. JOHNS RIVER; THENCE NORTH 10°53'30" WEST, ALONG THE WATERS OF THE ST. JOHNS RIVER, 118.37 FEET TO THE NORTH LINE OF THOSE LANDS DESCRIBED IN DEED BOOK 180, PAGE 425 OF ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 48°38'18" EAST, ALONG SAID NORTH LINE, 690.24 FEET TO A POINT ON THE PROLONGATION OF THE WEST LINE OF THOSE LANDS DESCRIBED IN O.R. BOOK 750. PAGE 2096 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 19°44'45" EAST, ALONG SAID PROLONGATION, 115.22 FEET TO THE NORTHWEST CORNER OF SAID LANDS DESCRIBED IN O.R. BOOK 750. PAGE 2096; THENCE NORTH 77°52'42" EAST, 219.13 FEET; THENCE SOUTH 14°45'23" EAST, 197.68 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN O.R. BOOK 750. PAGE 2096; THENCE NORTH 19°44'45" WEST, ALONG THE EAST LINE OF SAID LANDS, 144.00 FEET TO THE NORTH LINE OF SAID LANDS; THENCE NORTH 87°27'08" WEST, ALONG SAID NORTH LINE 216.16 FEET TO THE WEST LINE OF SAID LANDS; THENCE SOUTH 19°44'45" EAST, ALONG SAID WEST LINE, 76.00 FEET TO THE NORTH LINE OF THOSE LANDS DESCRIBED IN O.R. BOOK 1020. PAGE 1561 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 70°15'15" WEST, ALONG SAID NORTH LINE, 110.00 FEET TO THE WEST LINE OF SAID LANDS; THENCE SOUTH 19°44'45" EAST, ALONG SAID WEST LINE, 150.00 FEET TO THE SOUTH LINE OF SAID LANDS; THENCE NORTH 70°15'15" EAST, ALONG THE SOUTH LINE OF SAID LANDS DESCRIBED IN O.R. BOOK 1020. PAGE 1561 AND THOSE LANDS DESCRIBED IN O.R. BOOK 750. PAGE 2096. 310.00 FEET; THENCE SOUTH 19°44'45" EAST, 30.00 FEET TO THE POINT OF BEGINNING.

Barnes at 8790 Batten Road Small Scale Comprehensive Plan Amendment

CPA (SS) 2018-02

Proposed Text Amendment

A.1.11.1(m)(TBD) The Barnes property at 8790 Batten Road, approximately 3.55 acres, legally described in Ordinance No. 2018-~~25~~ is assigned the future land use designation of Residential-A, as shown on the Future Land Use Map. The number of residential dwelling units on the Barnes property at 8790 Batten Road shall be limited to a maximum of one (1) single-family residential dwelling unit. Proposed changes to increase the allowed development density are subject to the provisions of Chapter 163, Florida Statutes, regarding amendments to the Comprehensive Plan.

THE ST. AUGUSTINE RECORD
Affidavit of Publication

RICK BARNES
8780 BATTEN ROAD

SAINT AUGUSTINE, FL 32092

ACCT: 30994
AD# 0003049062-01

PO#

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

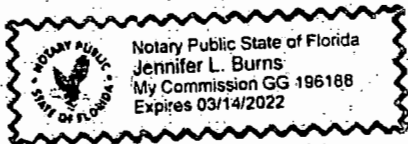
STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared MELISSA RHINEHART 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)-2018000002 was published in said newspaper on 06/02/2018.

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.

Sworn to and subscribed before me this JUN 15 2018 day of _____
by [Signature] who is personally known to me
or who has produced as identification

Jennifer L. Burns
(Signature of Notary 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 St. Johns County Board of County Commissioners on Tuesday, 6/19/2018 at 9:00 a.m., will hold a public hearing, as follows the Board of County Commissioners will consider whether or not to approve the 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 RURAL SILVICULTURE (R/S) TO RESIDENTIAL-A (RES-A) WITH A TEXT AMENDMENT LIMITING THE PROPERTY TO ONE (1) SINGLE-FAMILY DWELLING UNIT, FOR APPROXIMATELY 3.5 ACRES OF LAND LOCATED AT 8790 BATTEN ROAD; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE.

Said hearing 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 3.55 acres and is located on 8790 Batten Road, St. Augustine, FL 32092, 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.*

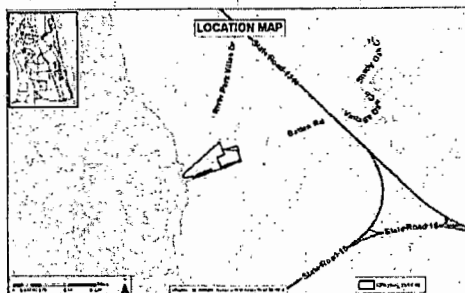
The proposed change is known as File Number CPA(SS)-2018000002, and is available for review in the Planning and Zoning Division of the Growth Management Department, at the Permit Center, 4040 Lewis Speedway, St. Augustine, Florida and may be examined by interested parties prior to said public hearings.

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 (1 800 955 8770), no later than 5 days prior to the meeting.

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
HENRY DEAN, CHAIR
File Number: CPA(SS)-2018000002
Project Name: Barnes at 8790 Batten Road





FLORIDA DEPARTMENT *of* STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

June 22, 2018

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. 2018-25, which was filed in this office on June 22, 2018.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb

FILED JUN 22 2018
ST. JOHNS COUNTY
CLERK OF COURT

BY: *Yvonne King*
DEPUTY CLERK