

**ORDINANCE NUMBER: 2019- 43**

**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 MIXED USE (MD) FOR APPROXIMATELY 9.99 ACRES OF LAND LOCATED ON STATE ROAD 207; 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 **Residential B (Res B)** to **Mixed Use (MD)**, on approximately 9.99 acres of land located along State Road 207, as described on the attached **EXHIBIT A and B**.

**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.
- (d) The amendment is consistent with the Goals, Objectives, and Policies of the St. Johns County comprehensive Plan, including Policies A.1.2.5, A.1.2.7, A.1.3.11, A.1.15.2, and with other provisions provided during the public hearing.

**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** 18<sup>th</sup> **DAY OF** June **2019.**

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

**BY:** Paul M. Waldron  
Paul M. Waldron, Chair

DATE JUN 20 2019

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

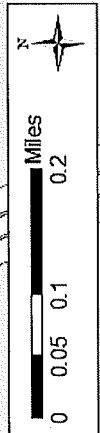
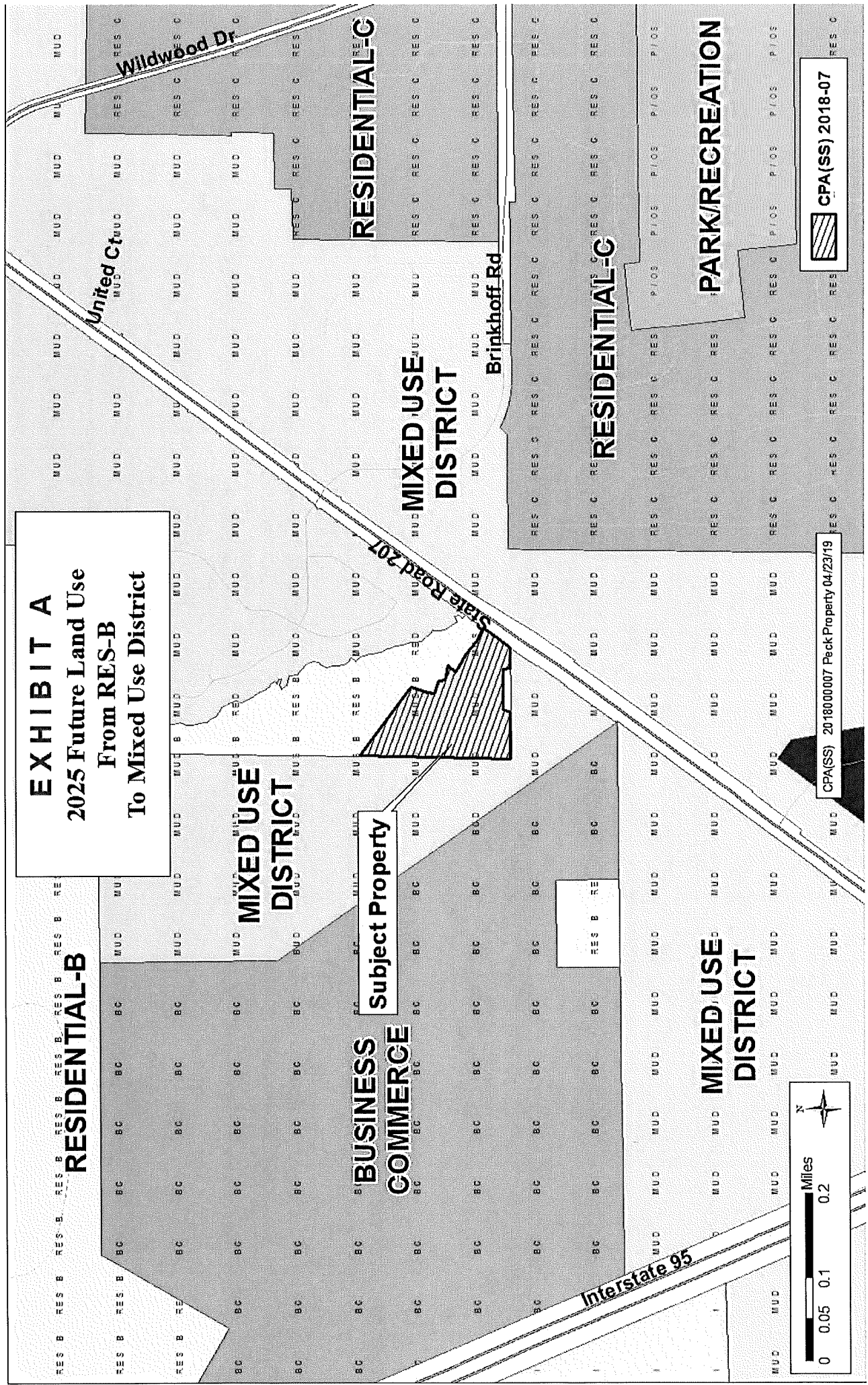
**BY:** Hunter S. Conrad  
Deputy Clerk

**Effective Date:** JUL 19 2019



**Exhibit A:**

**EXHIBIT A**  
**2025 Future Land Use**  
**From RES-B**  
**To Mixed Use District**



CPA(SS) 201800007 Peck Property 04/23/19

CPA(SS) 2018-07

LEGAL DESCRIPTION

LEGAL DESCRIPTION (BY SURVEYOR)

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER OF SECTION 3 WITH THE NORTHWEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 207, THENCE NORTH 89°57'25" WEST, ON SAID SOUTH LINE OF EAST HALF OF THE NORTHWEST QUARTER OF SECTION 3, A DISTANCE OF 132.47 FEET; THENCE NORTH 00°31'08" WEST, A DISTANCE OF 45.83 FEET; THENCE SOUTH 89°56'35" WEST, A DISTANCE OF 253.67 FEET; THENCE SOUTH 24°48'28" WEST, A DISTANCE OF 49.99 FEET; THENCE NORTH 89°57'25" WEST, A DISTANCE OF 292.87 FEET; THENCE NORTH 01°33'00" EAST, ON THE WEST LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER OF SECTION 3, A DISTANCE OF 950.34 FEET; THENCE SOUTH 52°49'00" EAST, A DISTANCE OF 537.08 FEET; THENCE SOUTH 17°50'16" WEST, A DISTANCE OF 75.02 FEET; THENCE SOUTH 21°53'22" WEST, A DISTANCE OF 33.81 FEET; THENCE SOUTH 08°47'53" WEST, A DISTANCE OF 41.57 FEET; THENCE SOUTH 68°32'39" EAST, A DISTANCE OF 87.50 FEET; THENCE SOUTH 02°42'27" EAST, A DISTANCE OF 38.95 FEET; THENCE SOUTH 77°29'06" EAST, A DISTANCE OF 25.57 FEET; THENCE SOUTH 81°17'15" EAST, A DISTANCE OF 67.18 FEET; THENCE SOUTH 35°50'05" WEST, A DISTANCE OF 63.84 FEET; THENCE SOUTH 59°08'53" EAST, A DISTANCE OF 121.38 FEET; THENCE SOUTH 52°39'24" EAST, A DISTANCE OF 118.18 FEET; THENCE SOUTH 61°50'06" EAST, A DISTANCE OF 88.72 FEET TO THE NORTHWEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 207, SAID POINT BEING ON A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 17258.73 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°18'45", AN ARC LENGTH OF 94.15 FEET, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 35°28'38" WEST, 94.15 FEET; THENCE NORTH 52°47'05" WEST, A DISTANCE OF 5.00 FEET; TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 17263.73 FEET, THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°22'57", AN ARC LENGTH OF 115.21 FEET, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 35°07'49" WEST, 115.21 FEET TO THE POINT OF BEGINNING.

CONTAINING 435,268 SQUARE FEET, OR 9.99 ACRES MORE OR LESS.

THE ST. AUGUSTINE RECORD  
Affidavit of Publication

ST. JOHNS LAW GROUP  
104 SEA GROVE MAIN ST

SAINT AUGUSTINE, FL 32080

ACCT: 15621  
AD#: 0003169734-01

PO#

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

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

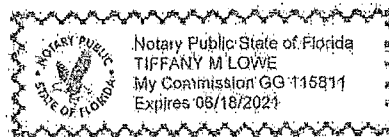
Before the undersigned authority personally appeared JAMIE WILLIAMS who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a SA Legal Retail in the matter of CPA(SS)-2018-07 was published in said newspaper on 05/01/2019.

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 \_\_\_\_\_ day of MAY 01 2019

by Jamie Williams who is personally known to me  
of who has produced as identification

Tiffany M. Lowe  
(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 Planning and Zoning Agency on Thursday, 5/16/2019 at 1:30 p.m. and the St. Johns County Board of County Commissioners on Tuesday, 6/18/2019 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 approval of a proposed Small Scale 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 approve the same 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 RESIDENTIAL B TO MIXED USE (MD) FOR APPROXIMATELY 9.99 ACRES OF LAND LOCATED ON STATE ROAD 207; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE.**

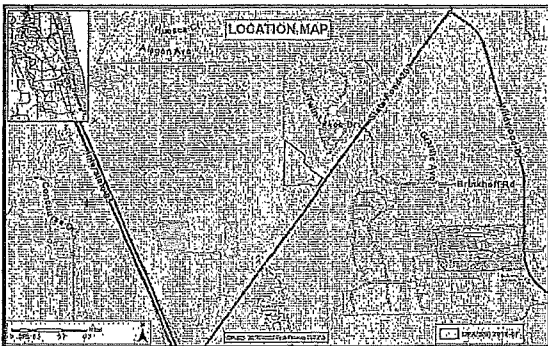
Said hearings will be held in the County Auditorium, County Administration Building, 500 San Sebastian View, St. Augustine, Florida. All interested parties may appear at the public hearings to be heard regarding any or all of the proposed amendment. Board of County Commissioner items not heard by 6 pm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

The subject property includes approximately 9.99 acres and is located on 2255 SR 207, St. Augustine, FL 32086, 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)-201800007, 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 (18009558770), no later than 5 days prior to the meeting.

PLANNING AND ZONING AGENCY  
ST. JOHNS COUNTY, FLORIDA  
MIKE KOPPENHAFFER, CHAIR  
File Number: CPA(SS)-201800007, Peck Property

BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA  
PAUL M. WALDRON, CHAIR

0003169734 May 1, 2019

