

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-B (RES-B) WITH A TEXT AMENDMENT LIMITING THE NUMBER OF RESIDENTIAL UNITS TO A MAXIMUM OF 305 SINGLE-FAMILY DWELLING UNITS, FOR APPROXIMATELY 264 ACRES OF LAND LOCATED ON GREENBRIAR ROAD, EAST OF LONGLEAF PINE PARKWAY; 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-B (Res-B)** with a text amendment limiting the number of residential units to a maximum of 305 single-family dwelling units, for approximately 264 acres of land located on Greenbriar Road, east of Longleaf Pine Parkway, as described and shown on the attached **EXHIBIT 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.
- (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 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 18th **DAY OF** June **2019.**

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

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

FILE JUN 20 2019

ATTEST: Hunter S. Conrad, Clerk

BY: Gwenne King
Deputy Clerk

Effective Date: AUG 02 2019



EXHIBIT A

2025 Future Land Use
From Rural/Silviculture
To Residential-B

RESIDENTIAL-B

MIXED USE
DISTRICT

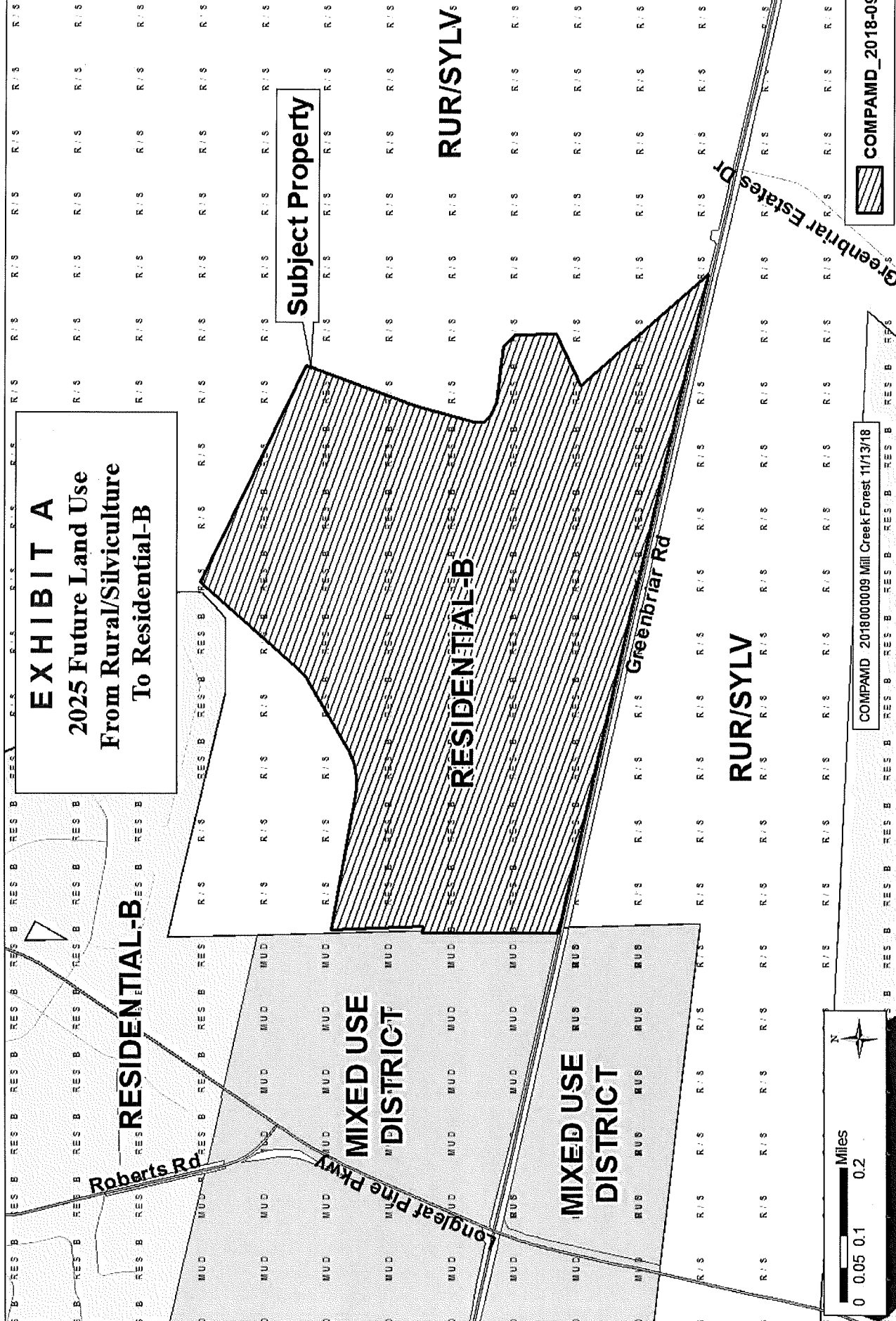
MIXED USE
DISTRICT

RESIDENTIAL-B

RUR/SYLV

RUR/SYLV

Subject Property



COMPAMD 201800009 Mill Creek Forest 11/13/18

COMPAMD_2018-09

0 0.05 0.1 0.2 Miles



EXHIBIT "B"

MILL CREEK FOREST

HELOW/GOODMAN COMPOSITE LEGAL

A PARCEL OF LAND, BEING A PORTION OF THE SOPHIA FATIO TRACT, LYING WITHIN THE FRANCIS P. FATIO GRANT, SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, TOGETHER WITH A PORTION OF SECTIONS 16 AND 21, ALL IN TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE MOST NORTHEASTERLY CORNER OF TRACT "A" (STORMWATER MANAGEMENT FACILITY), AS SHOWN ON THE PLAT OF "COUNTY ROAD No. 244 WEST", AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 59, PAGES 51 THROUGH 67, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE DIVIDING LINE BETWEEN THE SOUTHERLY LINE OF THE NICHOLL TRACT LYING WITHIN THE FRANCIS P. FATIO GRANT, AND THE NORTHERLY LINE OF SAID SOPHIA FATIO TRACT LYING WITHIN THE FRANCIS P. FATIO GRANT, AND RUN THENCE SOUTH 77°20'44" EAST, ALONG SAID DIVIDING LINE, A DISTANCE OF 1,608.53 FEET, TO A POINT, AND THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE THENCE SOUTH 77°20'44" EAST, ALONG SAID DIVIDING LINE, A DISTANCE OF 53.11 FEET, TO A POINT; RUN THENCE NORTH 02°41'31" WEST, A DISTANCE OF 731.11 FEET, TO A POINT; RUN THENCE SOUTH 79°31'25" EAST, A DISTANCE OF 1,074.44 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING NORTHEASTERLY; RUN THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHERLY, AND HAVING A RADIUS OF 550.00 FEET, THROUGH A CENTRAL ANGLE OF 40°37'33" TO THE LEFT, AN ARC DISTANCE OF 389.98 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 80°09'49" EAST, 381.86 FEET; RUN THENCE NORTH 59°51'02" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 601.12 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING NORTHEASTERLY; RUN THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 350.00 FEET, THROUGH A CENTRAL ANGLE OF 18°33'39" TO THE LEFT, AN ARC DISTANCE OF 113.38 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 50°34'13" EAST, 112.89 FEET; RUN THENCE NORTH 41°17'23" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 1,046.53 FEET, TO A POINT; RUN THENCE SOUTH 63°50'17" EAST, A DISTANCE OF 1,897.46 FEET, TO A POINT; RUN THENCE SOUTH 20°09'38" WEST, A DISTANCE OF 918.63 FEET, TO A POINT; RUN THENCE SOUTH 15°31'00" WEST, A DISTANCE OF 471.99 FEET, TO A POINT; RUN THENCE SOUTH 04°53'24" EAST, A DISTANCE OF 71.80 FEET, TO A POINT; RUN THENCE SOUTH 41°05'25" EAST, A DISTANCE OF 81.30 FEET, TO A POINT; RUN THENCE SOUTH 65°40'31" EAST, A DISTANCE OF 108.55 FEET, TO A POINT; RUN THENCE SOUTH 83°40'53" EAST, A DISTANCE OF 443.06 FEET, TO A POINT; RUN THENCE SOUTH 41°48'14" EAST, A DISTANCE OF 137.17 FEET, TO A POINT; RUN THENCE SOUTH 00°46'58" EAST, A DISTANCE OF 324.92 FEET, TO A POINT; RUN THENCE SOUTH 64°40'30" WEST, A DISTANCE OF 444.66 FEET, TO THE MONUMENTED DIVIDING LINE BETWEEN SECTIONS 21, AND SECTION 39, THE FRANCIS P. FATIO GRANT, ALL IN TOWNSHIP 5 SOUTH, RANGE 27 EAST; RUN THENCE, SOUTH 41°03'33" EAST, ALONG SAID DIVIDING LINE, A DISTANCE OF 1,329.57 FEET, TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF GREENBRIAR ROAD, ALSO KNOWN AS COUNTY ROAD 11 AND/OR BOMBING RANGE ROAD, A VARIABLE WIDTH PUBLIC ROAD RIGHT OF WAY, AS PER RIGHT OF WAY MAP PREPARED BY ST. JOHNS COUNTY SURVEYING AND MAPPING PROGRAM, DATED APRIL 19, 1999; RUN THENCE NORTH 77°11'13" WEST, ALONG THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF GREENBRIAR ROAD, A DISTANCE OF 5,306.29 FEET, TO A POINT; RUN THENCE NORTH 00°00'07" EAST, A DISTANCE OF 1,074.64 FEET, TO THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 11,501,498 SQUARE FEET, OR 264.03 ACRES, MORE OR LESS, IN AREA.

Prepared by:

A&J Land Surveyors, Inc.
5847 Lucilla Street
Jacksonville, Florida 32217
T 904.346.1733
F 904.346.1736

JOB No. 42287

**MILL CREEK FOREST
(COMPAMD 2018-09)**

(8) Site-Specific Limitations on Density/Intensity

- (p) The Mill Creek Forest property legally described in Ordinance No. 2018-~~45~~ is assigned the future land use designations of Residential-B as shown on the Future Land Use Map. Residential use on the Mill Creek Forest property shall be limited to a maximum of 305 single-family residential dwelling units. Proposed changes to increase the allowed development density are subject to the provisions of Chapter 163, Florida Statutes, regarding large-scale amendments to the Comprehensive Plan.

This public hearing was continued to June 18, 2019.

THE ST. AUGUSTINE RECORD
Affidavit of Publication

ST. JOHNS LAW GROUP
104 SEA GROVE MAIN ST

SAINT AUGUSTINE, FL 32080

ACCT: 15621
AD# 0003154509-01

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 COMPAMD-2018000009 was published in said newspaper on 03/20/2019.

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 MAR 20 2019 day of _____
by Melissa Rhinehart who is personally known to me or who has produced as identification

Duffray M. Zeman
(Signature of Notary Public)



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, 4/4/2019 at 1:30 p.m.**, and the St. Johns County Board of County Commissioners on **Tuesday, 6/4/2019 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 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 RURAL/ SILVICULTURE (R/S) TO RESIDENTIAL-B (RES-B) WITH A TEXT AMENDMENT LIMITING THE NUMBER OF RESIDENTIAL UNITS TO A MAXIMUM OF 305 SINGLE-FAMILY DWELLING UNITS, FOR APPROXIMATELY 264 ACRES OF LAND LOCATED ON GREENBRIAR ROAD, EAST OF LONGLEAF PINE PARKWAY; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE.

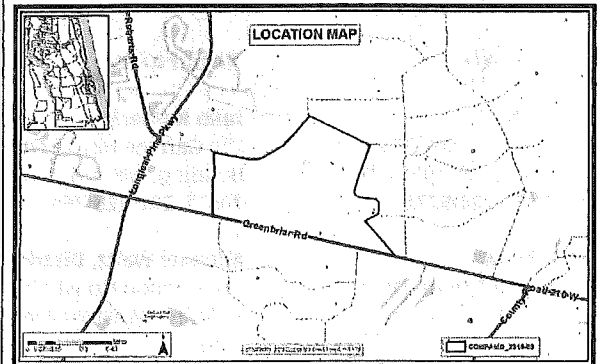
Said hearings will be held in the County Auditorium, County Administration Building, 500 San Sebastian View, St. Augustine, Florida. All interested parties may appear at the public hearings to be heard regarding any or all of the proposed amendment. Board of County Commissioner items not heard by 6 pm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

The subject property includes 264.03 acres and is located on 601 Greenbriar Road; fronting Greenbriar Road; east of the Mixed Use fronting Longleaf Pine Parkway St. Johns 32259, 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-2018000009, 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.

PLANNING AND ZONING AGENCY
ST. JOHNS COUNTY, FLORIDA
MIKE KOPPENHAFER, CHAIR
File Number: COMPAMD-2018000009, Mill Creek Forest

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



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

June 24, 2019

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. 2019-45, which was filed in this office on June 24, 2019.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb

FILED JUN 24 2019
ST. JOHNS COUNTY
CLERK OF COURT
BY: Yvonne King
DEPUTY CLERK