

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-C (RES-C) WITH A TEXT AMENDMENT LIMITING DEVELOPMENT TO A MAXIMUM OF 11,000 SQUARE FEET FOR A DAYCARE FACILITY AND 10,000 SQUARE FEET FOR COMMERCIAL/RETAIL AND ALSO LIMITING THE PROJECT TO A MAXIMUM OF 299 PM PEAK HOUR VEHICLE TRIPS, FOR APPROXIMATELY 3 ACRES OF LAND LOCATED ON COUNTY ROAD 210 WEST, EAST OF SHEARWATER 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-C (Res-C)** with a text amendment limiting development to a maximum of 11,000 square feet for a daycare facility and 10,000 square feet for commercial/retail, for approximately 3 acres of land located on County Road 210 West, east of Shearwater 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 16th **DAY OF** July **2019.**

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

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

RENDITION DATE JUL 18 2019

ATTEST: HUNTER S CONRAD, Clerk

BY: Yvonne King
Deputy Clerk

Effective Date: AUG 16 2019

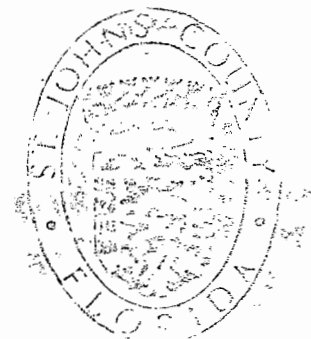
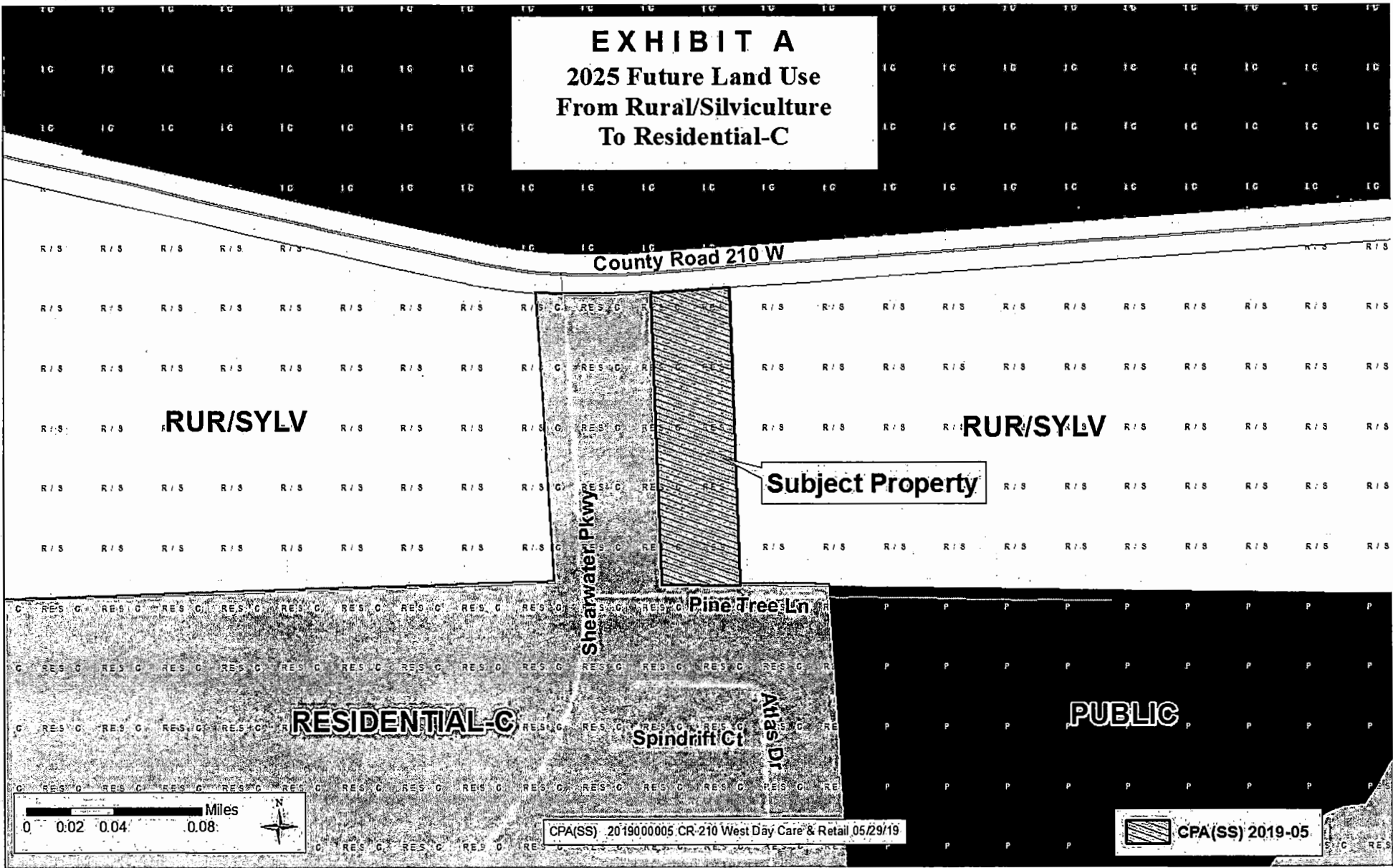


EXHIBIT A

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



County Road 210 W

RUR/SYLV

RUR/SYLV

Subject Property

RESIDENTIAL-C

PUBLIC



CPA(SS) 2019000005 CR-210 West Day Care & Retail 05/29/19


 CPA(SS) 2019-05

EXHIBIT B
LEGAL DESCRIPTION
4041 COUNTY ROAD 210 WEST

LOT 9, TROUT CREEK SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 14, PAGES 64 AND 65, OF THE PUBLIC RECORDS OF ST JOHNS COUNTY, FLORIDA

PROPERTY APPRAISER PARCEL NUMBER: 0099450090

EXHIBIT C

4041 County Road 210 West

Comprehensive Plan Text Amendment

Objective A.1.11.1(m)(8)____ - The property located at 4041 County Road 210 West, approximately three acres in size, as legally described in Ordinance No. 2019-52, is assigned a Future Land Use Map classification of Residential-C, as shown on the Future Land Use Map. Development is limited to a maximum of 11,000 square feet of day care center and 10,000 square feet of commercial uses. Uses within the development shall not exceed 299 Peak Hour Trips, based upon the most current version of the ITE Trip Generation Handbook. Proposed changes to increase the allowed development density or intensity are subject to the provision of Chapter 163, Florida Statutes, regarding amendments to the Comprehensive Plan.

THE ST. AUGUSTINE RECORD
Affidavit of Publication

WGI
4371 US HIGHWAY 1 SUITE 203
ORANGE PARK, FL 32003

ACCT: 42989
AD# 0003182246-01
PO#

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

STATE OF FLORIDA
COUNTY OF ST. JOHNS

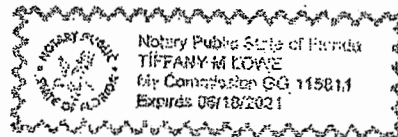
Before the undersigned authority personally appeared JULIA KERTI, who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a SA Legal Retail in the matter of CPA(SS)-2019000005, was published in said newspaper on 06/05/2019.

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 JUN 05 2019

by Julia Kerti who is personally known to me
or 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, 6/20/2019 at 1:30 p.m., and the St. Johns County Board of County Commissioners on Tuesday, 7/16/2019 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. 2010-08, AS AMENDED, TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM RURAL/ SILVICULTURE (R/S) TO RESIDENTIAL-C (RES-C) WITH A TEXT AMENDMENT LIMITING DEVELOPMENT TO A MAXIMUM OF 11,000 SQUARE FEET FOR A DAYCARE FACILITY AND UP TO 10,000 SQUARE FEET FOR COMMERCIAL/RETAIL AND ALSO LIMITING THE PROJECT TO A MAXIMUM OF 259 PM PEAK HOUR VEHICLE TRIPS, FOR APPROXIMATELY 3 ACRES OF LAND LOCATED ON COUNTY ROAD 210 WEST, EAST OF SHEARWATER PARKWAY, PROVIDING FOR FINDINGS OF FACT, FINDINGS OF CONSISTENCY, SEVERABILITY, AND AN EFFECTIVE DATE.

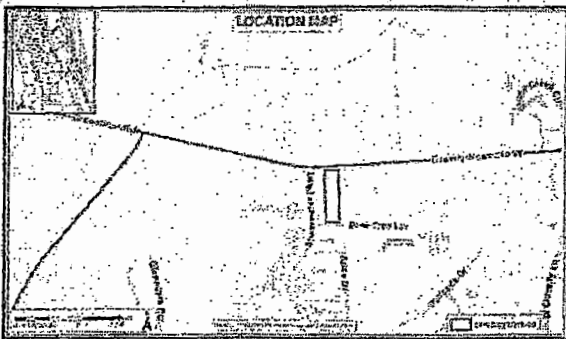
Said hearings will be held in the County Auditorium, County Administration Building, 500 San Sebastian Way, St. Augustine, Florida. All interested parties may appear at the public hearings to be heard regarding any or all of the proposed amendment. Board of County Commissioner items not heard by 6 pm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

The subject property includes approximately 3 acres and is located on 4041 County Road 210 West, St. Johns, FL 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 CPASS-201900065, 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) 203-6650 or at the County Administration Building, 500 San Sebastian Way, St. Augustine, Florida, 32084. Hearing impaired persons, call Florida Relay Service (18003558770), 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
MIKE KOPPELHAUER, CHAIR	PAUL W. WALDRON, CHAIR
File Number: CPASS-201900065, CR 210 West Day Care & Retail	

00031822/3 June 5, 2019



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

July 19, 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. 2019-52, which was filed in this office on July 19, 2019.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb

FILED **JUL 19 2019**
ST. JOHNS COUNTY
CLERK OF COURT
BY: *Yvonne King*
DEPUTY CLERK