

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 AGRICULTURAL-INTENSIVE (A-I) TO RESIDENTIAL-B (RES-B), WITH A TEXT AMENDMENT TO LIMIT THE MAXIMUM NUMBER OF SINGLE-FAMILY RESIDENTIAL UNITS TO 125 FOR APPROXIMATELY 58.24 ACRES OF LAND LOCATED AT 6700 COUNTY ROAD 16A ON THE NORTH SIDE; 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 Agricultural-Intensive (A-I) to Residential-B (Res-B), with a text amendment to limit the maximum number of single-family residential units to 125 for approximately 58.24 acres of land located at 6700 County Road 16A on the north side, 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 proposed Comprehensive Plan Amendment was fully considered after public hearing pursuant to legal notice duly published as required by law.
- (b) The proposed Comprehensive Plan Amendment is consistent with the St. Johns County Comprehensive Plan, Ordinance No. 2010-38, as amended, the Northeast Florida Strategic Regional Policy Plan, the Community Planning Act and Land Development Regulation Act (Chapter 163, Florida Statutes), subject to further assessment at the adoption hearing.
- (c) The proposed Comprehensive Plan Amendment is procedurally consistent with Part 9.05.00 of the Land Development Code, subject to further assessment at the adoption hearing.
- (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 19th DAY OF November 2019.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

BY: Jeb S. Smith
Jeb S. Smith, Chairman

RENDITION DATE NOV 21 2019

ATTEST: HUNTER S CONRAD, Clerk

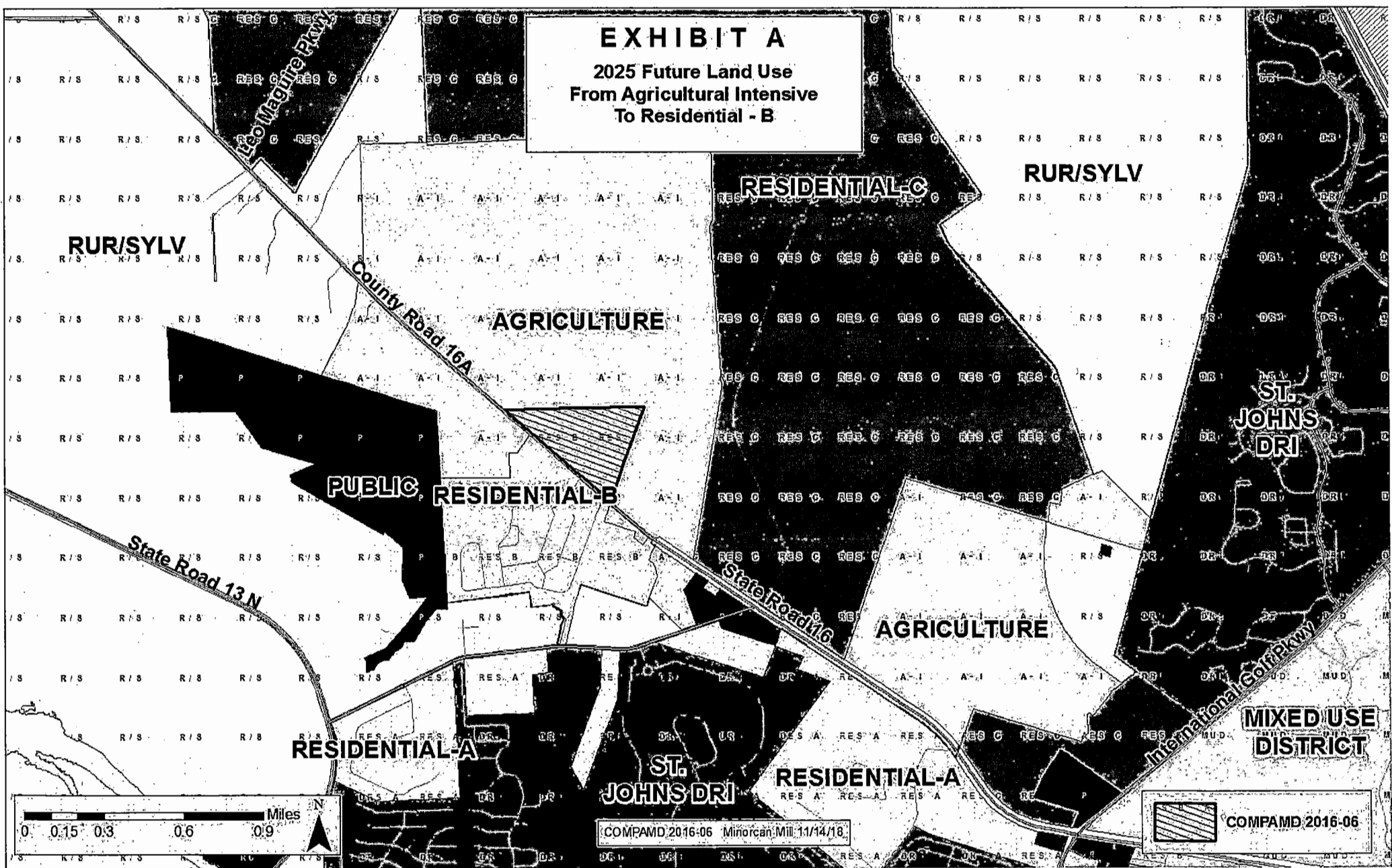
BY: Yvonne King
Deputy Clerk

Effective Date: JAN 23 2020



EXHIBIT A

2025 Future Land Use
From Agricultural Intensive
To Residential - B



PUBLIC RESIDENTIAL-B

RESIDENTIAL-C

RUR/SYLV

AGRICULTURE

AGRICULTURE

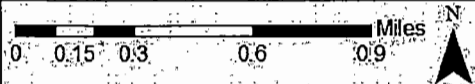
ST. JOHNS DRI

RESIDENTIAL-A

ST. JOHNS DRI

RESIDENTIAL-A

MIXED USE DISTRICT



COMPAMD 2016-06 Minor can Mill 11/14/18

COMPAMD 2016-06

Exhibit B

MINORCAN MILL

REZONING LEGAL DESCRIPTION

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN THE COUNTY OF ST. JOHNS AND STATE OF FLORIDA, KNOWN AND DESCRIBED AS FOLLOWS:

ALL THAT PART OF GOVERNMENT LOTS 1 AND 2 AND THE EAST HALF OF THE NORTHWEST QUARTER (E 1/2, OF NW 1/4), OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 28 EAST, LYING NORTH OF STATE ROAD No. 16.

LESS AND EXCEPT THE SITE AS SHOWN ON THE MEMORANDUM OF LEASE AGREEMENT AND SUBJECT TO THE EASEMENT BEING SHOWN THEREON, WHICH IS BEING RETAINED BY THE CURRENT OWNER TO SERVE THE SITE.

SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE INTERSECTION OF THE EASTERLY LINE OF GOVERNMENT LOT 2, SECTION 18, TOWNSHIP 6 SOUTH, RANGE 28 EAST, (AND ALSO BEING THE WESTERLY LINE OF THE "ANTONIO HUERTAS GRANT", SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST), WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF MILL CREEK ROAD/COUNTY ROAD No. 16-A, (FORMERLY KNOWN AS STATE ROAD No. 16, BOULEVARD/HIGHWAY No. 48), AND RUN THENCE NORTH 48°54'00" WEST, ALONG THE AFORESAID NORTHEASTERLY RIGHT OF WAY LINE OF SAID MILL CREEK ROAD/COUNTY ROAD No. 16-A, A DISTANCE OF 2,697.14 FEET, TO A POINT ON THE WESTERLY LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4, OF SAID SECTION 18; RUN THENCE, NORTH 02°03'21" WEST, ALONG AFORESAID WESTERLY LINE, A DISTANCE OF 50.63 FEET, TO THE NORTHWEST CORNER OF THE EAST 1/2, OF THE NORTHWEST 1/4, OF SAID SECTION 18; RUN THENCE, NORTH 88°45'27" EAST, ALONG THE NORTHERLY LINE OF THE AFORESAID EAST 1/2, OF THE NORTHWEST 1/4, OF SECTION 18, A DISTANCE OF 1,408.86 FEET, TO THE NORTHEAST CORNER OF SAID EAST 1/2, OF THE NORTHWEST 1/4, OF SAID SECTION 18, AND ALSO BEING THE NORTHWEST CORNER OF GOVERNMENT LOT 1, SECTION 18; RUN THENCE, NORTH 89°13'25" EAST, ALONG THE NORTHERLY LINE OF SAID GOVERNMENT LOT 1, SECTION 18, A DISTANCE OF 1,269.13 FEET, TO A POINT ON THE EASTERLY LINE OF SAID GOVERNMENT LOT 1, SECTION 18, (AND ALSO BEING THE WESTERLY LINE OF AFORESAID "ANTONIO HUERTAS GRANT", SECTION 38; RUN THENCE, ALONG THE EASTERLY LINE OF SAID GOVERNMENT LOT 1, AND THEN ALONG THE EASTERLY LINE OF GOVERNMENT LOT 2, SECTION 18, (AND ALSO BEING THE WESTERLY LINE OF THE "ANTONIO HUERTAS GRANT", SECTION 38, THE FOLLOWING TWO (2) COURSES AND DISTANCES: COURSE No. 1: RUN THENCE, SOUTH 19°30'59" WEST, A DISTANCE OF 1,083.56 FEET, TO A POINT; COURSE No. 2: RUN THENCE, SOUTH 18°18'29" WEST, A DISTANCE OF 895.39 FEET, TO A POINT ON THE AFORESAID NORTHEASTERLY RIGHT OF WAY LINE OF MILL CREEK ROAD/COUNTY ROAD No. 16-A, AND THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED LANDS, BEING USED AS A "CELL TOWER":

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE COMMON LINE OF SECTIONS 17, 18 AND 38, THE "ANTONIO HUERTAS GRANT", AND RUN THENCE, SOUTH 19°30'59" WEST, ALONG THE EASTERLY LINE OF SAID SECTION 18, (AND ALSO BEING THE WESTERLY LINE OF SECTION 38, THE "ANTONIO HUERTAS GRANT"), A DISTANCE OF 471.53 FEET, TO A POINT; RUN THENCE, NORTH 70°30'19" WEST, A DISTANCE OF 165.62 FEET, TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, RUN THENCE THE FOLLOWING FOUR (4) COURSES AROUND THE "CELL TOWER" SITE:

COURSE No. 1: RUN THENCE, SOUTH 19°31'45" WEST, A DISTANCE OF 100.02 FEET, TO A POINT;

COURSE No. 2: RUN THENCE, NORTH 70°35'28" WEST, A DISTANCE OF 100.34 FEET, TO A POINT;

COURSE No. 3: RUN THENCE, NORTH 19°43'35" EAST, A DISTANCE OF 100.02 FEET, TO A POINT;

COURSE No. 4: RUN THENCE, SOUTH 70°35'28" EAST, A DISTANCE OF 100.00 FEET, TO THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 2,436,820 SQUARE FEET OR 55.94 ACRES, MORE OR LESS, IN AREA, AFTER THE "LESS AND EXCPET" PARCEL IS TAKEN OUT OF THE TOTAL.

Exhibit C

MINORCAN MILL

(COMPAMD 2016-06)

(8) Site-Specific Limitations on Density/Intensity

- (p) The Minorcan Mill property legally described in Ordinance No. 2017-~~74~~ is assigned the future land use designation of Residential-B as shown on the Future Land Use Map. Residential use on the Minorcan Mill property shall be limited to a maximum of 125 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.

ST. JOHNS LAW GROUP
104 SEA GROVE MAIN ST

SAINT AUGUSTINE, FL 32080

ACCT: 15621
AD# 0003218639-01
PO#

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

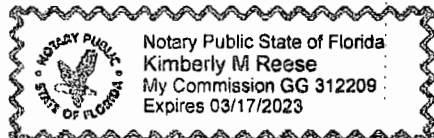
STATE OF FLORIDA
COUNTY OF ST. JOHNS

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-2016000006, was published in said newspaper on 10/02/2019.

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 OCT 02 2019 day
by [Signature] who is personally known to me or who has produced as identification

[Signature]
(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, 10/17/2019 at 1:30 p.m.~~ and the St. Johns County Board of County Commissioners on ~~Tuesday, 11/19/2019 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 AGRICULTURAL INTENSIVE (AI) TO RESIDENTIAL-B (RES-B), WITH A TEXT AMENDMENT LIMITING TOTAL DENSITY TO A MAXIMUM 125 SINGLE-FAMILY RESIDENTIAL UNITS, FOR APPROXIMATELY 58.24 ACRES OF LAND LOCATED ON COUNTY ROAD 16A, WEST OF COUNTY ROAD 16; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE.

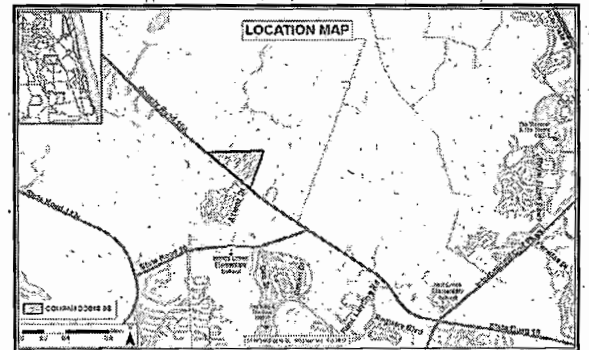
Said hearings will be held in the County Auditorium, County Administration Building, 500 San Sebastian View, St. Augustine, Florida. All interested parties may appear at the public hearings to be heard regarding any or all of the proposed amendment. Board of County Commissioner items not heard by 6 pm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

The subject property includes 58.24 acres and is located on 6700 County Road 16A St. Augustine 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 COMPAMD-2016000006, 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 BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA ST. JOHNS COUNTY, FLORIDA
MIKE KOPPENHAFFER, CHAIR PAUL M. WALDRON, CHAIR
File Number: COMPAMD-2016000006, Minorcan Mill



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

November 22, 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. 2019-74, which was filed in this office on November 22, 2019.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb

FILED **NOV 22 2019**
ST. JOHNS COUNTY
CLERK OF COURT

BY: *Yvonne King*
DEPUTY CLERK