

**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 MIXED USE DISTRICT (MD), FOR APPROXIMATELY 6.66 ACRES OF LAND LOCATED SOUTH OF RACE TRACK ROAD AND EAST OF ST. JOHNS PARKWAY, PROVIDING A TEXT AMENDMENT REDUCING SCENIC AND DEVELOPMENT EDGES AND LIMITING USES TO NEIGHBORHOOD BUSINESS AND COMMERCIAL, GENERAL BUSINESS AND COMMERCIAL, AND OFFICE AND PROFESSIONAL SERVICES; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE.**

**WHEREAS**, Chapters 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**, Sections 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 Use Map designation from **Rural/Silviculture (R/S)** to **Mixed Use District (MD)** on approximately 6.66 acres of land located south of Race Track Road and east of St. Johns Parkway, providing a text amendment reducing Scenic and Development Edges and limiting uses to Neighborhood Business and Commercial, General Business and Commercial, and Office and Professional Services; as described and shown on the attached Exhibits "A," "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).
- (c) The proposed Comprehensive Plan Amendment is procedurally consistent with Part 9.05.00 of 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.** Except to the extent that they conflict with specific provisions of the approved development plan or PUD Ordinance, all building code, zoning ordinance, and other land use and development regulations of St. Johns County, including, without limitation, and the St. Johns County Comprehensive Plan, and Land Development Code, as may be amended from time to time shall be applicable to this development, except modification to approved development plans by variance or special use shall be prohibited except where allowed by the Land Development Code. Notwithstanding any provision of this ordinance, no portion of any impact fee ordinance, concurrency provision, building code, comprehensive plan or any non-Land Development Code ordinance or regulation shall be deemed waived or varied by any provision herein. Notwithstanding any provision of this ordinance, no portion of any use restriction, title conditions, restriction or covenant shall be deemed waived or varied by any provision herein.

**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.

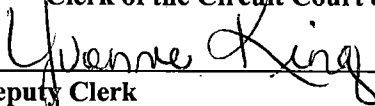
**PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 17th DAY OF November, 2020.**

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

BY:   
Henry Dean, Vice Chair

Rendition Date: NOV 19 2020

ATTEST: **Brandon J. Patty**  
Clerk of the Circuit Court & Comptroller

BY:   
Deputy Clerk

Effective Date: DEC 18 2020



**EXHIBIT A**  
**2025 Future Land Use**  
**From Rural Silviculture**  
**To Mixed Use District**

**RUR/SYLV**

**MIXED USE DISTRICT**

**RUR/SYLV**

**CONSERVATION**

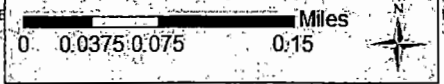
**COMMUNITY COMMERCIAL**

**Subject Property**

**RESIDENTIAL-B**

**RUR/SYLV**

**RESIDENTIAL-C**



CPA(SS) 202000003 Parkway Place 09/30/2020

 CPA(SS) 2020-03

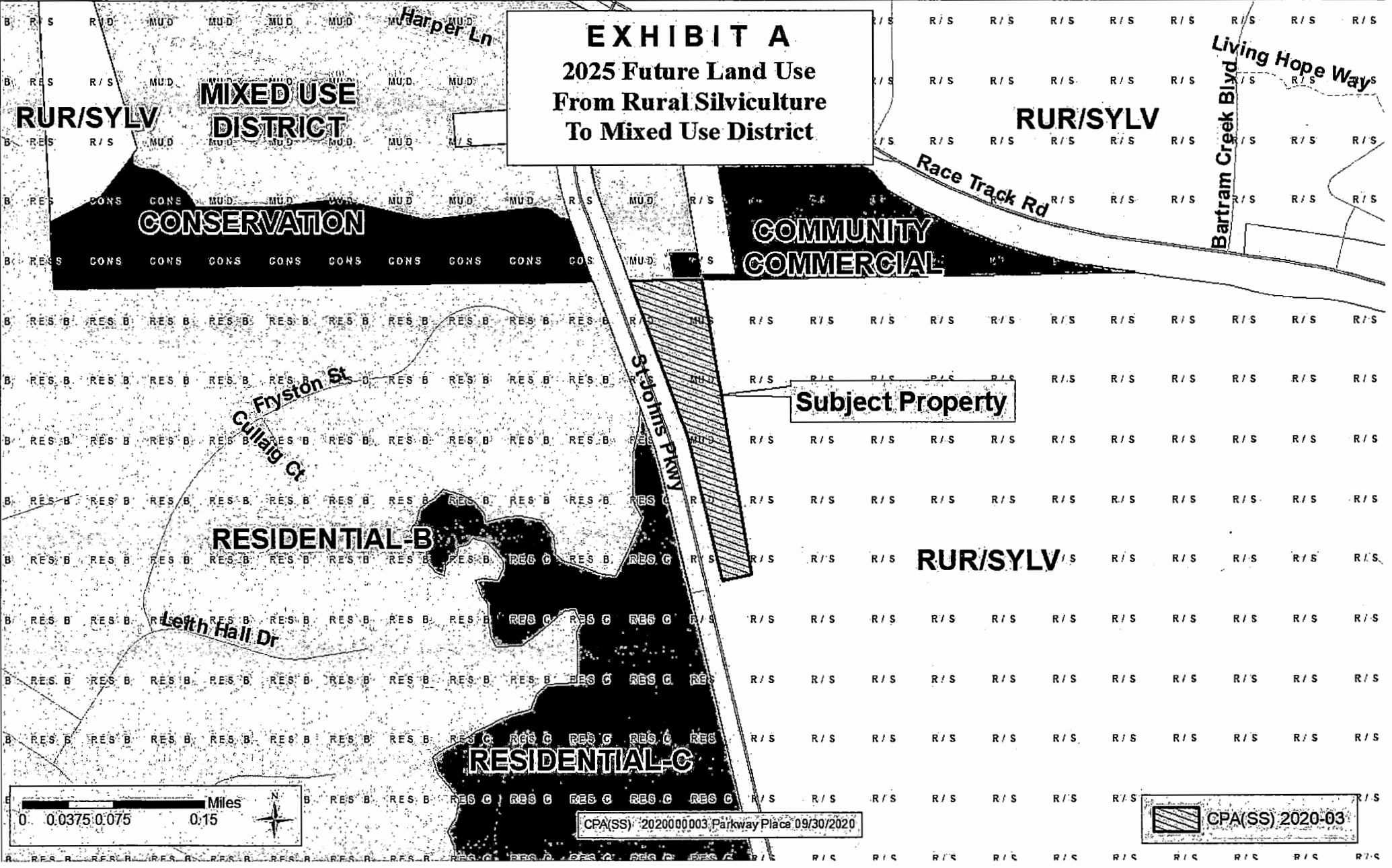


Exhibit "B"

Legal Description for Small Scale Comprehensive Plan Amendment Application

PARCEL 1

A PORTION OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 27 EAST, TOGETHER WITH A PORTION OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4902, PAGE 747 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A **POINT OF REFERENCE**, COMMENCE AT THE SOUTHEAST CORNER OF TRACT "A" AS SHOWN ON THE PLAT OF COUNTY ROAD 2209, RECORDED IN PLAT BOOK 59, PAGES 22 THROUGH 28 (INCLUSIVE) OF SAID PUBLIC RECORDS, SAID CORNER LYING ON THE WEST RIGHT OF WAY LINE OF SAID COUNTY ROAD 2209 (ALSO KNOWN AS ST. JOHNS PARKWAY), BEING A 150 FOOT RIGHT OF WAY, SAID CORNER ALSO LYING ON A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1025.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 349.58 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 10°29'55" EAST, 347.88 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 20°16'08" EAST, CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 342.53 FEET; THENCE NORTH 69°43'52" EAST, DEPARTING SAID WEST RIGHT OF WAY LINE, AND ALONG A NON-BOUNDARY LINE, A DISTANCE OF 150.00 FEET TO A POINT LYING ON THE EAST RIGHT OF WAY LINE OF SAID COUNTY ROAD 2209, SAID POINT BEING THE SOUTHWEST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4840, PAGE 1331, OF SAID PUBLIC RECORDS AND THE **POINT OF BEGINNING**; THENCE NORTH 89°04'20" EAST, ALONG THE SOUTH LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4840, PAGE 1331, AND OFFICIAL RECORDS BOOK 4721, PAGE 1070 AND OFFICIAL RECORDS BOOK 4073, PAGE 1108, ALL OF SAID PUBLIC RECORDS, A DISTANCE OF 312.69 FEET TO A POINT ON THE WEST LINE OF A 150 FOOT UTILITY RIGHT OF WAY EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 821, PAGE 976 OF SAID PUBLIC RECORDS; THENCE SOUTH 09°21'26" EAST, ALONG LAST SAID WEST LINE, A DISTANCE OF 469.36 FEET; THENCE SOUTH 69°43'40" WEST, DEPARTING LAST SAID WEST LINE, A DISTANCE OF 206.16 FEET TO A POINT ON THE SAID EAST RIGHT OF WAY LINE OF COUNTY ROAD 2209; THENCE NORTH 20°16'20" WEST, ALONG LAST SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 564.44 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED LANDS CONTAIN 3.00 ACRES, MORE OR LESS.

PARCEL 2

A PORTION OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4902, PAGE 747 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A **POINT OF REFERENCE**, COMMENCE AT THE SOUTHEAST CORNER OF TRACT "A" AS SHOWN ON THE PLAT OF COUNTY ROAD 2209, RECORDED IN PLAT BOOK 59, PAGES 22 THROUGH 28 (INCLUSIVE) OF SAID PUBLIC RECORDS, SAID CORNER LYING ON THE WEST RIGHT OF WAY LINE OF SAID COUNTY ROAD 2209 (ALSO KNOWN AS ST. JOHNS PARKWAY), BEING A 150 FOOT RIGHT OF WAY, SAID CORNER ALSO LYING ON A CURVE CONCAVE

EASTERLY AND HAVING A RADIUS OF 1025.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 349.58 FEET; SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 10°29'55" EAST, 347.88 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 20°16'08" EAST, CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 342.53 FEET; THENCE NORTH 69°43'52" EAST, DEPARTING SAID WEST RIGHT OF WAY LINE, AND ALONG A NON-BOUNDARY LINE, A DISTANCE OF 150.00 FEET TO A POINT LYING ON THE EAST RIGHT OF WAY LINE OF SAID COUNTY ROAD 2209, SAID POINT BEING THE SOUTHWEST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4840, PAGE 1331, OF SAID PUBLIC RECORDS; THENCE SOUTH 20°16'20" EAST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 564.44 FEET TO THE **POINT OF BEGINNING**; THENCE NORTH 69°43'40" EAST, DEPARTING SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 206.16 FEET TO A POINT ON THE WEST LINE OF A 150 FOOT UTILITY RIGHT OF WAY EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 821, PAGE 976, OF SAID PUBLIC RECORDS; THENCE SOUTH 09°21'26" EAST, ALONG LAST SAID WEST LINE, A DISTANCE OF 832.44 FEET; THENCE SOUTH 76°52'13" WEST, DEPARTING LAST SAID WEST LINE, A DISTANCE OF 128.20 FEET TO A POINT ON THE SAID EAST RIGHT OF WAY LINE OF COUNTY ROAD 2209; THENCE NORTHERLY ALONG SAID EAST RIGHT OF WAY LINE, THE FOLLOWING 3 COURSES AND DISTANCES: COURSE 1) THENCE NORTH 13°07'47" WEST, A DISTANCE OF 531.23 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1625.00 FEET; COURSE 2) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 202.51 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 16°41'53" WEST, 202.38 FEET TO THE POINT OF TANGENCY; COURSE 3) THENCE NORTH 20°16'20" WEST, A DISTANCE OF 72.34 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED LANDS CONTAIN 2.97 ACRES, MORE OR LESS.

**EXHIBIT "C"**

**Parkway Place Additional Land**

**Comprehensive Plan Text Amendment**

**Objective A.1.11.1(m)(8)(ee)** - Land uses permitted within the Property shall be limited to Neighborhood Business and Commercial Uses, General Business and Commercial Uses, and Office and Professional Services, as those terms are defined in Section 2.02.01 of the St. Johns County Land Development Code, as amended. Floor area and impervious surface ratios shall be as permitted in the Mixed Use Future Land Use Map category. The scenic edge along St. Johns Parkway shall be 30 feet wide and will be planted with enhanced landscaping, pursuant to Comprehensive Plan Land Use Element Policy A.2.1.4. The development edge adjacent to the JEA power line easement to the east of the Property shall be 20 feet wide.

THE ST. AUGUSTINE RECORD  
Affidavit of Publication

ROGERS, TOWERS  
1301 RIVERPLACE BLVD, STE 1500  
JACKSONVILLE, FL 32207

ACCT: 15669  
AD# 0003308120-01  
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 AD DISPLAY** in the matter of **CPA(SS) 2020-03** was published in said newspaper on **09/21/2020**.

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.

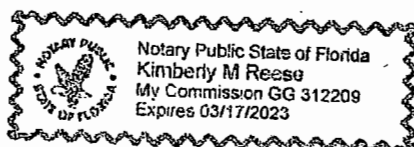
Sworn to (or affirmed) and subscribed before me by means of

physical presence or  
 online notarization

this 22 day of SEP 22 2020

by *Melissa Rhinehart* who is personally known to  
me or who has produced as identification

*Kimberly M Reese*  
(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, 10/15/2020 at 1:30 p.m.**, and the St. Johns County Board of County Commissioners on **Tuesday, 11/17/2020 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 RURAL/SILVICULTURE (R/S) TO MIXED USE DISTRICT (MD), FOR APPROXIMATELY 6 ACRES OF LAND LOCATED SOUTH OF RACE TRACK ROAD AND EAST OF ST. JOHNS 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 6 acres and is located on St Johns Parkway, 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.*

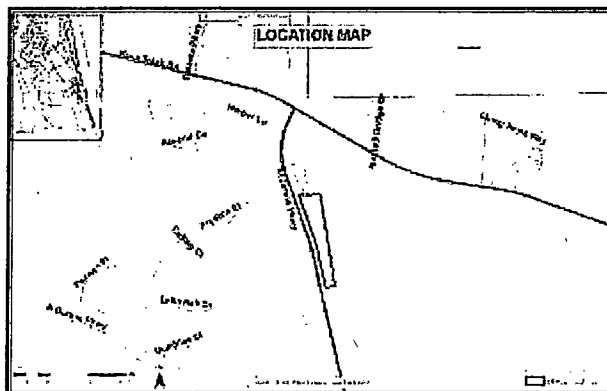
The proposed change is known as File Number CPA(SS)-202000003, and is available for review in the Planning and Zoning Division of the Growth Management Department, at the Permit Center, 4040 Lewis Speedway, St. Augustine, Florida and may be examined by interested parties prior to said public hearings.

Interested parties may appear at the public hearings to be heard regarding the proposed amendment.

In accordance with Executive Order 20-69, and St. Johns County emergency proclamation 2020-03, this meeting may be conducted remotely, under communication media technology (CMT) without a physical quorum of the members present. CMT means the electronic transmission of printed matter, audio, full motion video, free-frame video, compressed video, and digital video by any method available. CMT being used to conduct the meeting includes Government TV (GTV), phone, and wireless microphone. Should a person wish to submit printed material, it must be submitted a minimum 5 days in advance of this meeting. Such printed documentation will be presented at the meeting.

A person may attend this CMT meeting by calling the telephone number at 904.209.1265 and viewing the meeting on (GTV or <http://www.sjcf.us/GTV/watchtv.aspx> ). Written or physical documentation may be submitted to the St. Johns County Growth Management Department at 4040 Lewis Speedway, St. Augustine, FL 32084, or e-mail address: [plandent@sjcf.us](mailto:plandent@sjcf.us). A designated access point to this CMT meeting is located at 500 San Sebastian View.

Additional information may be obtained at:  
Mailing address: 4040 Lewis Speedway, St. Augustine, FL 32084  
Email address: [plandent@sjcf.us](mailto:plandent@sjcf.us)  
Phone number: 904.209.0675



If a person decides to appeal any decision made with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Any evidence, testimony, and argument which is offered utilizing CMT shall be afforded equal consideration as if were offered in person and shall be subject to the same objections.

**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 KOPPENHAFFER,  
File Number: CPA(SS)-202000003, Parkway Place

BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA  
CHAIR JEB S. SMITH, CHAIR





## FLORIDA DEPARTMENT *of* STATE

**RON DESANTIS**  
Governor

**LAUREL M. LEE**  
Secretary of State

November 23, 2020

Honorable Brandon Patty  
Clerk of Courts  
St. Johns County  
500 San Sebastian View  
St. Augustine, Florida 32084

Attention: Yvonne King

Dear Mr. Patty:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of St. Johns Ordinance No. 2020-53, which was filed in this office on November 20, 2020.

Sincerely,

Ernest L. Reddick  
Program Administrator

ELR/lb

FILED **NOV 20 2020**  
ST. JOHNS COUNTY  
CLERK OF COURT  
BY: *Yvonne King*  
DEPUTY CLERK