

ORDINANCE NO. 2021 - 2

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 (RES-B) TO RESIDENTIAL-C (RES-C), FOR APPROXIMATELY 6.12 ACRES OF LAND LOCATED SOUTH OF CR 210 W, EAST AND WEST OF BEACON LAKE PARKWAY, 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 **Residential-B (RES-B)** to **Residential-C (RES-C)** on approximately 6.12 acres of land located south of CR 210 W, east and west of Beacon Lake Parkway; as described and shown on the attached Exhibits "A" and "B".

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. 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.

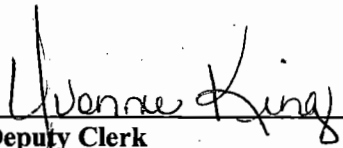
PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 19th DAY OF January, 2021.

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

BY: 
Henry Dean, Vice Chair

Rendition Date: JAN 21 2021

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

By: 
Deputy Clerk

Effective Date: FEB 19 2021



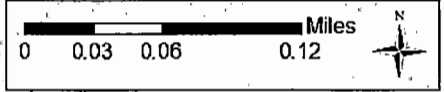
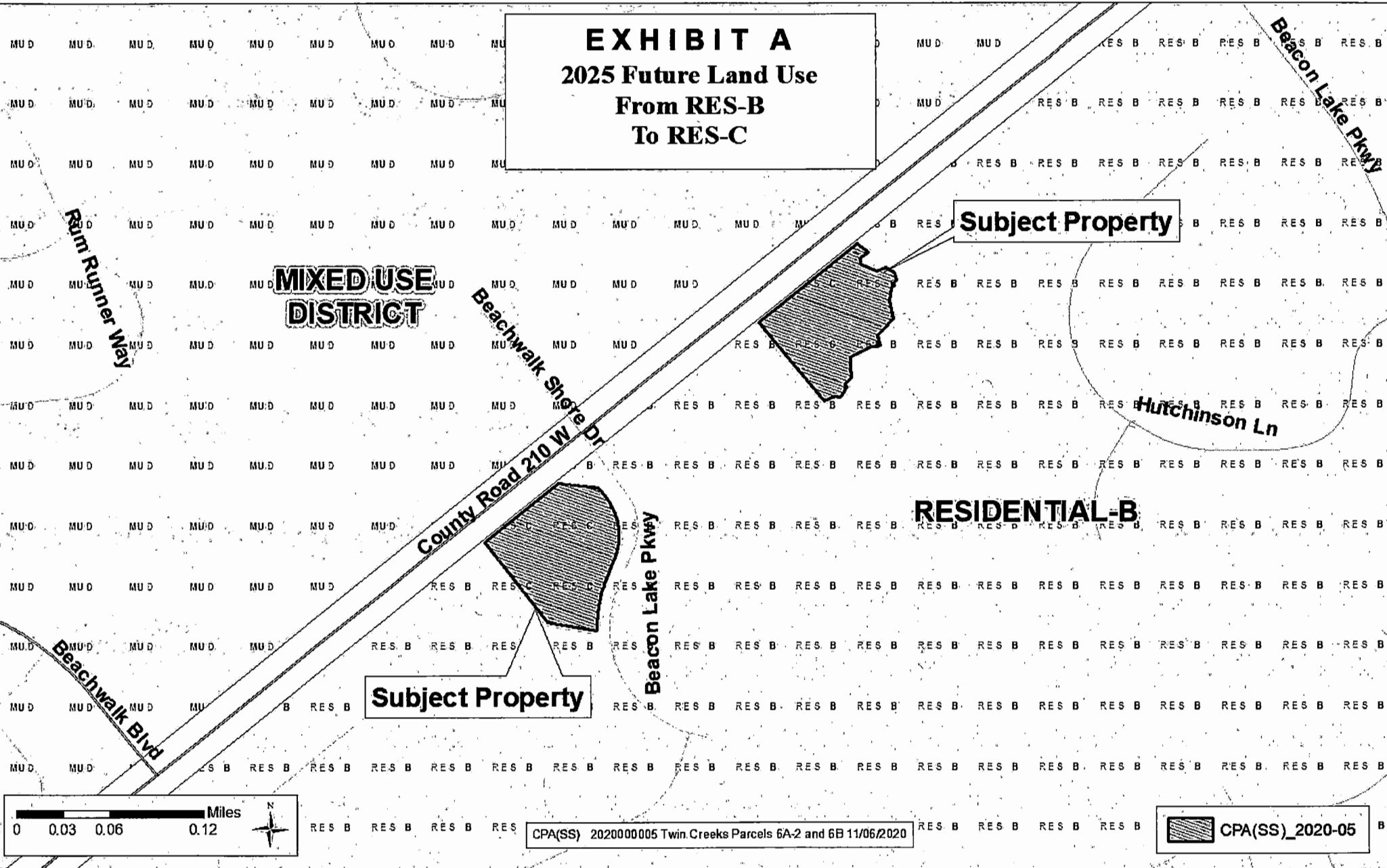
EXHIBIT A
2025 Future Land Use
From RES-B
To RES-C

Subject Property

MIXED USE
DISTRICT

RESIDENTIAL-B

Subject Property



CPA(SS) 202000005 Twin Creeks Parcels 6A-2 and 6B 11/06/2020


 CPA(SS)_2020-05

EXHIBIT B

PARCEL NO. 6A2

A PORTION OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 01°06'17" WEST, ALONG THE WESTERLY LINE OF SAID SECTION 15, A DISTANCE OF 2655.18 FEET; THENCE NORTH 00°50'08" WEST, CONTINUING ALONG SAID WESTERLY LINE OF SECTION 15, A DISTANCE OF 2702.59 FEET, TO THE SOUTHWEST CORNER OF SAID SECTION 10; THENCE NORTH 00°48'41" WEST, ALONG THE WESTERLY LINE OF SAID SECTION 10, A DISTANCE OF 376.92 FEET, TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 210 (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED PURSUANT TO DEED RECORDED IN OFFICIAL RECORDS BOOK 4252, PAGE 1560 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY); THENCE NORTH 51°03'23" EAST, ALONG LAST SAID LINE, 2590.27 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 51°03'23" EAST, ALONG LAST SAID LINE, 418.73 FEET, TO THE NORTHWESTERLY PROLONGATION OF THE WESTERLY LINE OF THOSE LANDS DESIGNATED CONSERVATION EASEMENT NO. 2, PHASE 1, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4355, PAGE 146, OF SAID PUBLIC RECORDS; THENCE SOUTH 53°08'22" EAST, ALONG SAID NORTHWESTERLY PROLONGATION, AND ALSO ALONG SAID WESTERLY LINE, 47.41 FEET; THENCE SOUTH 53°35'31" WEST, CONTINUING ALONG SAID WESTERLY LINE, 21.69 FEET, TO THE WESTERLY LINE OF THOSE LANDS DESIGNATED CONSERVATION EASEMENT NO. 2, PHASE 6, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4321, PAGE 1742, OF SAID PUBLIC RECORDS; THENCE SOUTHWESTERLY, SOUTHERLY, SOUTHEASTERLY, EASTERLY, AND WESTERLY, ALONG SAID WESTERLY LINE OF THOSE LANDS DESIGNATED CONSERVATION EASEMENT NO. 2, PHASE 6, RUN THE FOLLOWING FIFTEEN (15) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 51°03'23" WEST, 12.35 FEET; COURSE NO. 2: SOUTH 03°00'35" EAST, 18.95 FEET; COURSE NO. 3: SOUTH 64°56'56" EAST, 59.34 FEET; COURSE NO. 4: NORTH 68°10'32" EAST, 31.23 FEET; COURSE NO. 5: SOUTH 64°10'35" EAST, 33.16 FEET; COURSE NO. 6: SOUTH 16°48'41" EAST, 23.93 FEET; COURSE NO. 7: SOUTH 29°41'53" WEST, 37.47 FEET; COURSE NO. 8: SOUTH 05°25'22" WEST, 43.06 FEET; COURSE NO. 9: SOUTH 12°10'55" EAST, 59.91 FEET; COURSE NO. 10: SOUTH 43°43'28" WEST, 75.30 FEET; COURSE NO. 11: SOUTH 11°58'44" EAST, 35.19 FEET; COURSE NO. 12: SOUTH 84°26'11" WEST, 28.72 FEET; COURSE NO. 13: SOUTH 62°02'08" WEST, 80.15 FEET; COURSE NO. 14: SOUTH 03°33'38" EAST, 68.85 FEET; COURSE NO. 15: SOUTH 43°12'33" WEST, 14.75 FEET, TO THE AFORESAID WESTERLY LINE OF THOSE LANDS DESIGNATED CONSERVATION EASEMENT NO. 2, PHASE 6; THENCE SOUTH 44°38'39" WEST, ALONG LAST SAID LINE, 16.20 FEET; THENCE SOUTH 32°23'10" EAST, CONTINUING ALONG LAST SAID LINE, 10.74 FEET, TO THE NORTHERLY LINE OF THOSE LANDS DESIGNATED CONSERVATION EASEMENT NO. 1, PHASE 6, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4321, PAGE 1742, OF SAID PUBLIC RECORDS; THENCE SOUTH 33°48'28" WEST, ALONG LAST SAID LINE, 40.83 FEET; THENCE NORTH 74°29'14" WEST, CONTINUING ALONG LAST SAID LINE, 17.73 FEET; THENCE SOUTH 65°19'56" WEST, 41.09 FEET; THENCE NORTH 38°56'37" WEST, 341.04 FEET, TO THE POINT OF BEGINNING.

CONTAINING 2.87 ACRES, MORE OR LESS.

PARCEL NO. 6B

A PORTION OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWESTERLY CORNER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, (SAID CORNER ALSO BEING THE NORTHWESTERLY CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 28 EAST, SAID ST. JOHNS COUNTY); THENCE NORTH 01°06'17" WEST, ALONG THE WESTERLY LINE OF SAID SECTION 15, A DISTANCE OF 2655.18 FEET; THENCE NORTH 00°50'08" WEST, CONTINUING ALONG SAID WESTERLY LINE OF SECTION 15, A DISTANCE OF 2702.59 FEET, TO THE NORTHWESTERLY CORNER OF SAID SECTION 15 (SAID CORNER ALSO BEING THE SOUTHWESTERLY CORNER OF SAID SECTION 10); THENCE NORTH 00°48'41" WEST, ALONG THE WESTERLY LINE OF SAID SECTION 10, A DISTANCE OF 376.92 FEET, TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 210 (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED PURSUANT TO DEED RECORDED IN OFFICIAL RECORDS BOOK 4252, PAGE 1560 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA); THENCE NORTH 51°03'23" EAST, ALONG LAST SAID LINE, A DISTANCE OF 1415.45 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 51°03'23" EAST, ALONG LAST SAID LINE, 313.53 FEET; THENCE SOUTH 84°00'52" EAST, 134.75 FEET; THENCE SOUTH 39°00'52" EAST, 34.11 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 212.41 FEET, AN ARC DISTANCE OF 225.22 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 08°38'22" EAST, 214.81 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE; THENCE SOUTH 21°44'09" WEST, 76.92 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 415.00 FEET, AN ARC DISTANCE OF 170.14 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 09°59'27" WEST, 168.95 FEET; THENCE NORTH 82°10'56" WEST, 166.42 FEET; THENCE NORTH 37°37'34" WEST, 342.24 FEET, TO THE POINT OF BEGINNING.

CONTAINING 3.25 ACRES, MORE OR LESS.

THE ST. AUGUSTINE RECORD
Affidavit of Publication

PROSSER INC
13901 SUTTON PARK DRIVE SOUTH STE 200
JACKSONVILLE, FL 32224

ACCT: 16948
AD# 0003320888-01
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)-2020000005 TC 6A-2, 6B was published in said newspaper on 11/20/2020.

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.

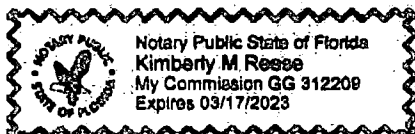
Sworn to (or affirmed) and subscribed before me by means of

physical presence or
 online notarization

this day of NOV 23 2020

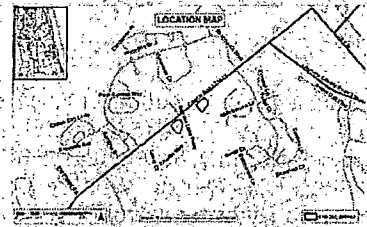
by Melissa Rhinehart who is personally known to me or who has produced as identification

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, 12/17/2020 at 1:30 p.m., and the St. Johns County Board of County Commissioners on Tuesday, 1/19/2021 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 (RES-B) TO RESIDENTIAL-C (RES-C), FOR APPROXIMATELY 6.12 ACRES OF LAND LOCATED SOUTH OF CR 210 W. EAST AND WEST OF BEACON LAKE 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 6.12 acres and is located on South side of CR 210W, east and west of Beacon Lake 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)-2020000005, 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 St. Johns County Emergency Order No. 2020-10, this meeting may be conducted remotely and may provide remote public participation under communication media technology (CMT). 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 of 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.sicfl.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: plandep@sicfl.us

Additional information may be obtained at:
Mailing address: 4040 Lewis Speedway, St. Augustine, FL 32084
Email address: plandep@sicfl.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 (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 KOPPENHAFER, CHAIR JEB S. SMITH, CHAIR

File Number: CPA(SS)-2020000005; Twin Creeks Parcels 6A-2 and 6B
0003320888 November 20, 2020



FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

January 22, 2021

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. 2021-2, which was filed in this office on January 21, 2021.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/ib

FILED JAN 21 2021
ST. JOHNS COUNTY
CLERK OF COURT
BY: Yvonne King
DEPUTY CLERK