

ORDINANCE NO. 2021 - 20

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 COMMUNITY COMMERCIAL (CC), FOR APPROXIMATELY 7 ACRES OF LAND, SPECIFICALLY LOCATED AT 5720 COUNTY ROAD 210 WEST; 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 Community Commercial (CC)** on approximately 7 acres of land, specifically located at 5720 County Road 210 West; 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. 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 20th **DAY OF** April **2021.**

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

BY: 
Jeremiah R. Blocker, Chair

RENDITION DATE APR 22 2021

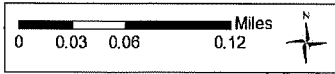
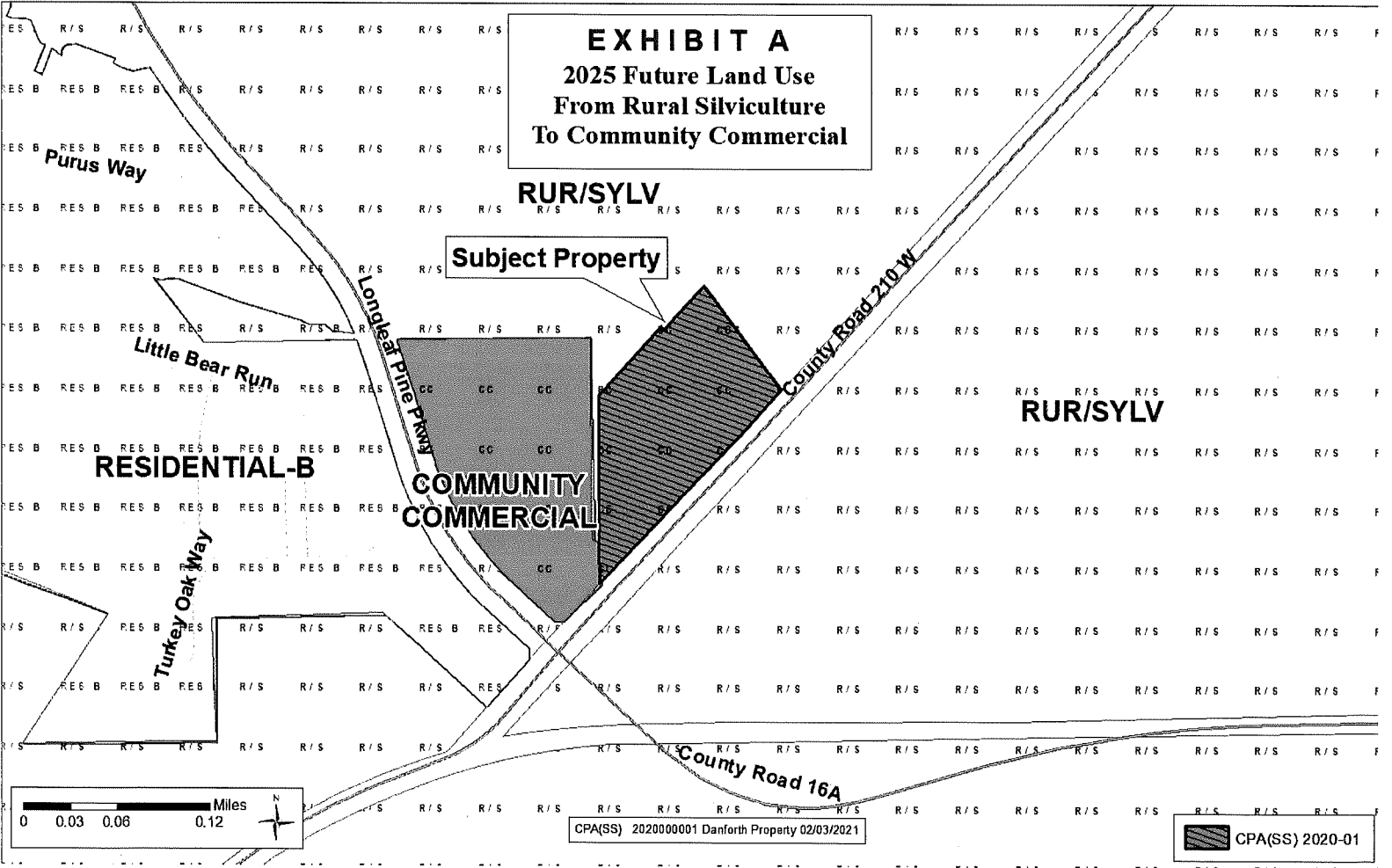
ATTEST: Brandon J. Patty, Clerk of the Circuit Court & Comptroller

BY: 
Deputy Clerk

Effective Date: MAY 21 2021



EXHIBIT A
2025 Future Land Use
From Rural Silviculture
To Community Commercial



CPA(SS) 202000001 Danforth Property 02/03/2021


 CPA(SS) 2020-01

EXHIBIT "B"

Legal Description

IN SECTION 32, TOWNSHIP 5 SOUTH, RANGE 27 EAST; COMMENCING AT THE NORTHEAST CORNER OF F. E. LUTER'S PROPERTY WHERE SAME INTERSECTS THE OLD COUNTY (ST. AUGUSTINE ROAD); THENCE SOUTH ALONG THE EAST LINE OF LAND F. E. LUTER 438 FEET, MORE OR LESS TO THE NORTH LINE OF STATE ROAD 210; THENCE EAST ALONG THE NORTH LINE OF STATE ROAD 210 TWO HUNDRED (200) FEET TO A POINT; THENCE NORTH AND PARALLEL TO THE EAST LINE OF LAND F. E. LUTER 438 FEET, MORE OR LESS, TO THE SOUTH LINE OF OLD COUNTY ROAD (ST. AUGUSTINE ROAD); THENCE WEST ALONG THE SOUTH LINE OF OLD COUNTY ROAD (ST. AUGUSTINE ROAD) 200 FEET TO THE POINT OF BEGINNING.

AND

A CERTAIN TRACT OF LAND IN ST. JOHNS COUNTY, FLORIDA. BEING IN SECTION 32, TOWNSHIP FIVE (5) SOUTH, RANGE TWENTY-SEVEN (27) EAST, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT A CONCRETE MONUMENT AT THE INTERSECTION OF THE COUNTY ROAD IN SAID SECTION 32, AND RUNNING NORTHERLY ALONG THE PRESENT COUNTY GRADED ROAD 688 FEET TO A CONCRETE MONUMENT; BEING THE NORTHEAST CORNER OF LAND HEREBY CONVEYED; THENCE WESTERLY IN A STRAIGHT LINE 452 FEET TO A CONCRETE MONUMENT, THE SAME BEING THE NORTHWEST CORNER OF THE PROPERTY HEREBY CONVEYED; THENCE SOUTHERLY ALONG THE CENTER LINE OF AN OLD ABANDONED ROAD 288 FEET TO A CONCRETE MONUMENT; THENCE RUNNING SOUTHEASTERLY ALONG THE CENTER LINE OF OLD COUNTY ROAD AFORESAID, 581 FEET TO A CONCRETE MONUMENT, THE POINT OF BEGINNING OF THE PROPERTY HEREBY CONVEYED AFORESAID.

Commonly known as: 5720 County Road 210, Jacksonville, FL 32259

Parcel Identification Number: 010180-0000

**EXHIBIT C
DANFORTH PROPERTY
COMPREHENSIVE PLAN MAP TEXT AMENDMENT**

The property located on County Road 210 West, identified as Parcel # 010180-0000, approximately 7 acres in size, as legally described in Ordinance No. 2021-20, is assigned a future land use designation of Community Commercial as shown on the Future Land Use Map. Development is limited to a maximum of 84,000 square feet of non-residential uses.

ST. JOHNS LAW GROUP
104 SEA GROVE MAIN ST

SAINT AUGUSTINE, FL 32080

ACCT: 15621
AD# 0003338236-01
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 Classified in the matter of PZA 03/18/21 CPS(SS) 2020-01 was published in said newspaper on 02/16/2021.

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.

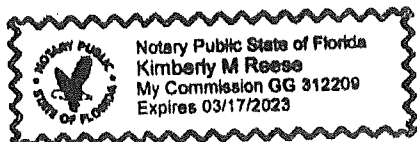
Sworn to (or affirmed) and subscribed before me by means of

physical presence or
 online notarization

this _____ day of FEB 19 2021

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, 3/18/2021 at 1:30 p.m., and the St. Johns County Board of County Commissioners on Tuesday, 3/23/2021 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 RURAL/ SILVICULTURE (R/S) TO COMMUNITY COMMERCIAL (CC), FOR APPROXIMATELY 7 ACRES OF LAND, SPECIFICALLY LOCATED AT 5720 COUNTY ROAD 210 WEST; 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 7 acres and is located on 5720 County Road 210 West, 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)-2020000001, 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.

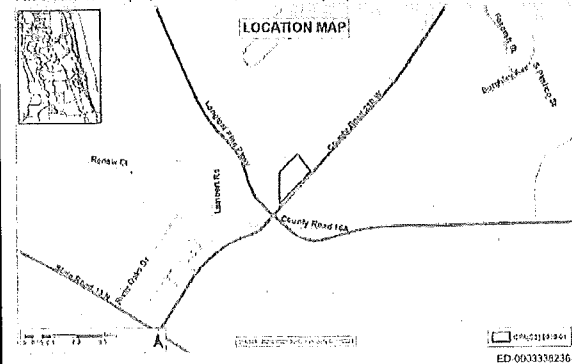
A person may attend this CMT meeting by calling the telephone number at 904.209.1265 and viewing the meeting on [GTV or <http://www.sjcf.us/GTV/watchgtv.aspx>]. Written or physical documentation may be submitted to the St. Johns County Growth Management Department at 4040 Lewis Speedway, St. Augustine, FL 32084, or e-mail address: plandep@sjcf.us.

Additional information may be obtained at:
Mailing address: 4040 Lewis Speedway, St. Augustine, FL 32084
Email address: plandep@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 (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
GREG MATOVINA, CHAIR JEREMIAH R. BLOCKER, CHAIR
File Number: CPA(SS)-2020000001, Danforth Property



ED 0033338236-01



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

April 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. 2021-20, which was filed in this office on April 22, 2021.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb

FILED APR 22 2021
ST. JOHNS COUNTY
CLERK OF COURT
BY: *Yvonne King*
DEPUTY CLERK