

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-B (RES-B), FOR APPROXIMATELY 32 ACRES OF LAND LOCATED AT OXBRIDGE WAY OFF LONGLEAF PINE 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 Use Map designation from Rural Silviculture (R/S) to Residential-B (Res-B), for approximately 32 acres of land located at Oxbridge Way off Longleaf Pine Parkway, as described and shown on the attached exhibit 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 15th DAY OF June 2021.

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

BY: 

Jeremiah Ray Blocker, Chair

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

BY: 

Deputy Clerk

Rendition Date: JUN 17 2021

Effective Date: JUL 29 2021



EXHIBIT A

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

RESIDENTIAL-C

Oxford Estates Way

Longleaf Pine Pkwy

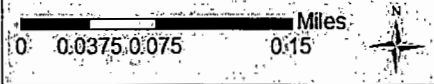
Subject Property

RUR/SYLV

RESIDENTIAL-B

Clemson Rd

Oxbridge Way



COMPAMD 2019000001: Oxford Estates East (future Phase) 01/02/20

COMPAMD 2019-01

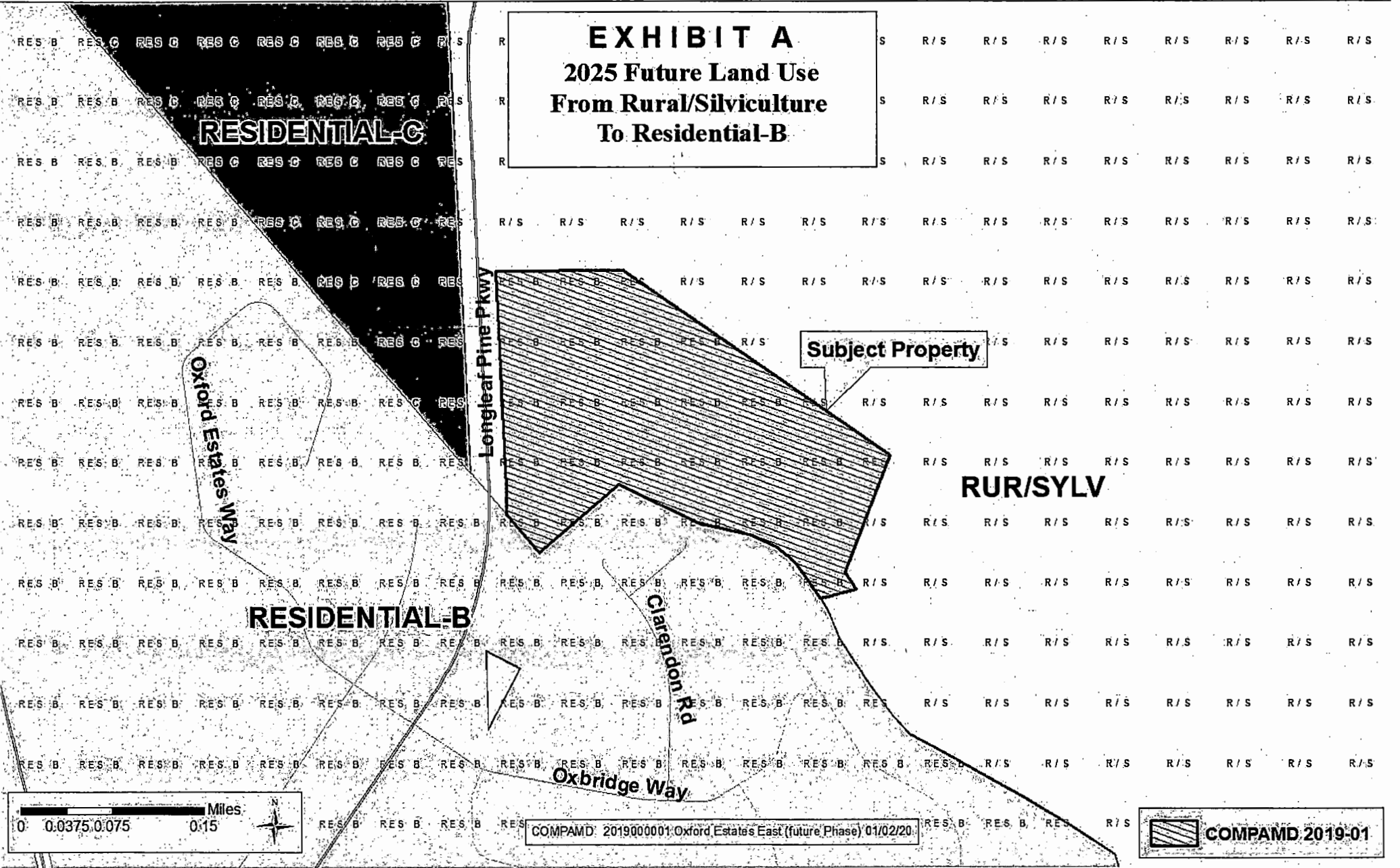


Exhibit B

A PORTION OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 27 EAST, TOGETHER WITH A PORTION OF THE FRANCIS P. FATIO GRANT, SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF OXFORD ESTATES PHASE FOUR AS RECORDED IN PLAT BOOK 90, PAGES 71 THRU 77 OF ST. JOHNS COUNTY, FLORIDA, SAID POINT LYING ON A NON-TANGENT CURVE ON THE EASTERLY RIGHT OF WAY LINE OF LONGLEAF PINE PARKWAY, (A 150 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE IN A NORTHERLY DIRECTION, ALONG AND AROUND THE ARC OF SAID CURVE (CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1575 FEET) A DISTANCE OF 113.88 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 00°35'19" WEST, 113.86 FEET) TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTH 02°39'37" WEST, A DISTANCE OF 938.51 FEET TO THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 807, PAGE 564 OF SAID COUNTY; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, NORTH 89°27'47" EAST, ALONG SAID LANDS, A DISTANCE OF 549.87' FEET; THENCE CONTINUING ALONG SAID LANDS, THE FOLLOWING FOUR (4) COURSES;

(1) SOUTH 55°07'12" EAST, A DISTANCE OF 1400.00 FEET; THENCE

(2) SOUTH 21°06'58" WEST, A DISTANCE OF 546.30 FEET; THENCE

(3) SOUTH 32°16'30" EAST, A DISTANCE OF 84.41 FEET; THENCE

(4) SOUTH 75°07'46" WEST, ALONG SAID LANDS, A DISTANCE OF 156.65 FEET, TO THE NORTHEASTERLY LINE OF OXFORD ESTATES PHASE FIVE & SIX B, PLAT BOOK 99, PAGE 63 THRU 67 OF ST. JOHNS COUNTY, FLORIDA; THENCE ALONG SAID NORTHEASTERLY LINE THE FOLLOWING NINE (9) COURSES;

(1) NORTH 31°32'44" WEST, A DISTANCE OF 3.23 FEET; THENCE

(2) NORTH 34°35'21" WEST, A DISTANCE OF 179.38 FEET; THENCE

(3) NORTH 45°35'54" WEST, A DISTANCE OF 53.37 FEET; THENCE

(4) NORTH 52°12'14" WEST, A DISTANCE OF 56.19 FEET; THENCE

(5) NORTH 64°10'11" WEST, A DISTANCE OF 118.65 FEET; THENCE

(6) NORTH 76°25'15" WEST, A DISTANCE OF 238.41 FEET; THENCE

(7) NORTH 63°43'51" WEST, A DISTANCE OF 379.09 FEET; THENCE

(8) SOUTH 49°14'31" WEST, A DISTANCE OF 454.43 FEET; THENCE

(9) NORTH 40°45'11" WEST, A DISTANCE OF 216.63 FEET TO THE SAID EASTERLY RIGHT OF WAY LINE OF SAID LONGLEAF PINE PARKWAY AND TO THE POINT OF BEGINNING.

CONTAINING: 1,419,171 SQ. FT. / 32.58 ACRES MORE OR LESS

CERTIFIED TO: H. SMITH INCORPORATED / BURR & FORMAN LLP /

FIRST AMERICAN TITLE INSURANCE COMPANY / OXFORD ESTATES, LLC.

HAWLEY SMITH III
ONE SAN JOSE PLACE SUIT 7
JACKSONVILLE FL 32257

ACCT: 47700
AD#: 0003351383-01

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 COMPAMD 2019-01 was published in said newspaper on 04/26/2021

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.

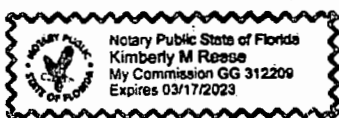
Sworn to (or affirmed) and subscribed before me by means of

physical presence or
 online notarization

this _____ day of APR 26 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 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, 5/20/2021 at 1:30 p.m., and the St. Johns County Board of County Commissioners on Tuesday, 6/15/2021 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 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 RURAL SILVICULTURE (R/S) TO RESIDENTIAL-B (RES-B), FOR APPROXIMATELY 32 ACRES OF LAND LOCATED AT OXBRIDGE WAY OFF LONGLEAF PINE 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 32 acres and is located on North of Oxbridge Way, east of Longleaf Pine 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 COMPAMD-2019000001, 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.

This meeting may be conducted to 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. If provided, CMT used to conduct the meeting would include Government TV (GTV), phone, and wireless microphone.

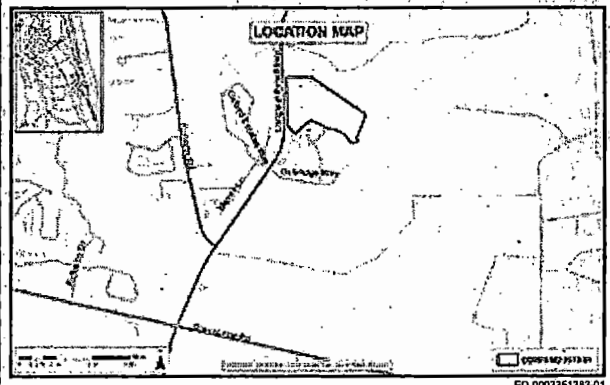
Please contact staff to confirm whether CMT will be offered for this meeting.

Additional information may be obtained at:
Mailing address: 4040 Lewis-Speedway,
St. Augustine, FL 32084
Email address: plandep@sjcl.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
BOARD OF COUNTY COMMISSIONERS ST. JOHNS COUNTY, FLORIDA
GREG MATOVINA, CHAIR JEREMIAH R. BLOCKER, CHAIR
File Number: COMPAMD-2019-01, Oxford Estates East (Future Phase)





FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

June 18, 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. 2021-33, which was filed in this office on June 18, 2021.

Sincerely,

Anya Grosenbaugh
Program Administrator

AG/lb

FILED JUN 18 2021
ST. JOHNS COUNTY
CLERK OF COURT
BY: Yvonne King
DEPUTY CLERK