

ORDINANCE NO. 2021 - 45

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-A (RES-A) FOR APPROXIMATELY 33.5 ACRES OF LAND LOCATED ALONG INDIAN BRANCH RANCH ROAD; 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 Residential-A located along Indian Branch Ranch Road 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.

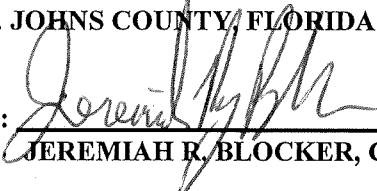
SECTION 4. Should any section, subsection, sentence, clause, phrase or portion of this ordinance be held invalid or unconstitutional by any court of competent jurisdiction, such portions shall be deemed a separate, distinct and independent provision and shall not affect the validity of the remaining 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.

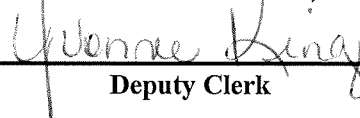
SECTION 6. This ordinance shall be recorded in a book of land use regulation ordinances kept and maintained by the Clerk of Court in accordance with Section 125.68, Florida Statutes.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 3rd **DAY OF** August **2021.**

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

BY: 
JEREMIAH R. BLOCKER, CHAIR

ATTEST: BRANDON J. PATTY, CLERK OF THE CIRCUIT COURT AND COMPTROLLER

BY: 
Deputy Clerk

EFFECTIVE DATE: SEP 03 2021

RENDITION DATE AUG 03 2021

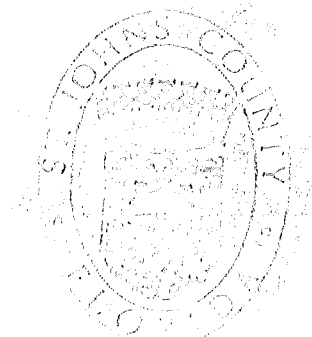


Exhibit A – FLUM Map

ST. JOHNS DRI

EXHIBIT A
2025 Future Land Use
From Rural/Silviculture
To RES-A

Gracewood Ln

Townsend Pl

Indian Branch Ranch Rd

Church Rd

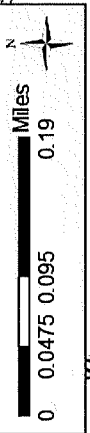
RUR/SYLV

Subject Property

ST. JOHNS DRI

County Road 208

RUR/SYLV



COMPAMD 202000009 Indian Branch Farms 05/13/2021

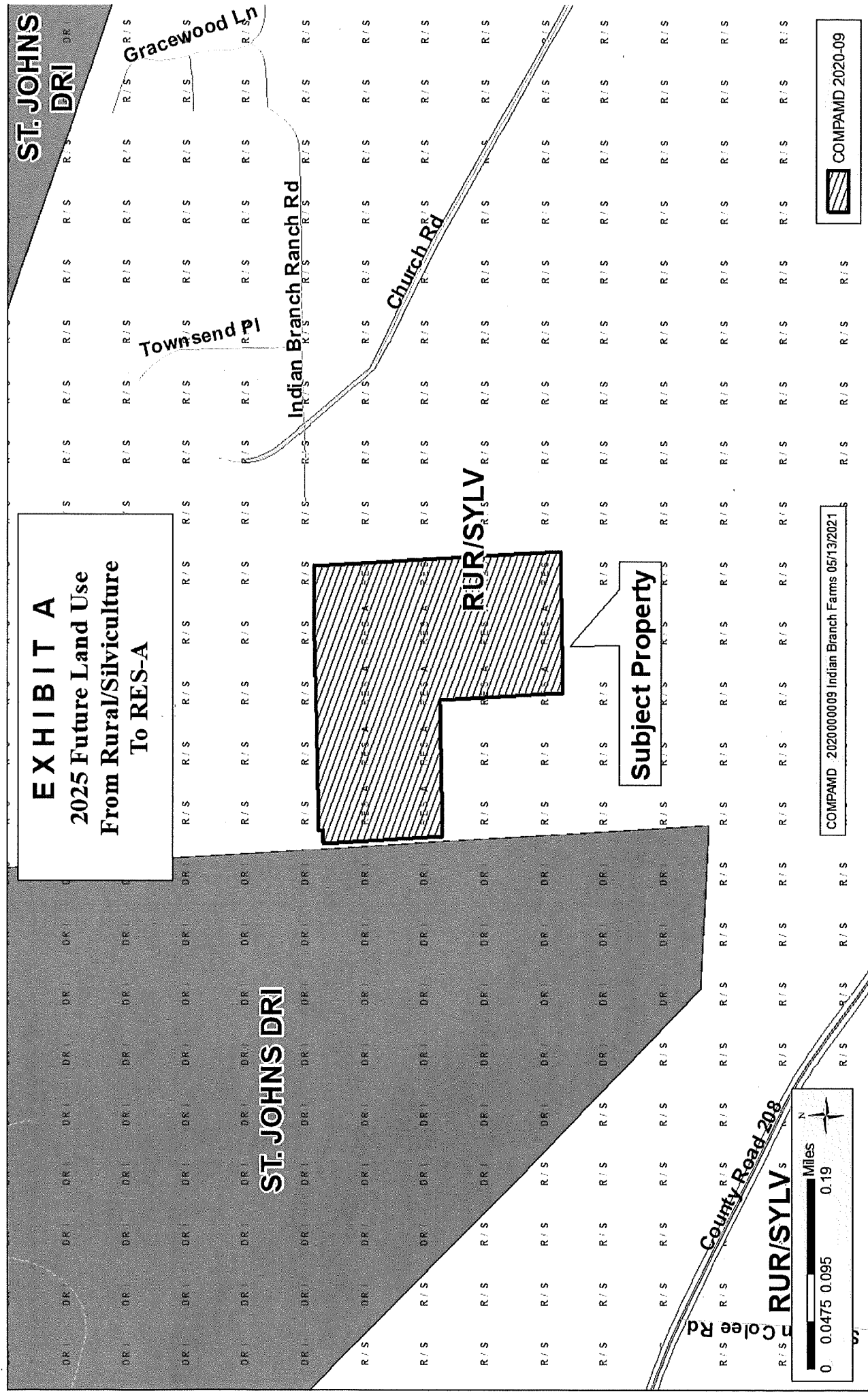


Exhibit B – Legal Description

Indian Branch Farms

EXHIBIT "B"

A parcel of Land in Section 5, Township 7 South, Range 28 East, St. Johns County, Florida; being the Northerly part of that land described in deed recorded in Official Records Book 112, page 388, public records of said County; and being more fully described as follows:

Commencing at the Southwest corner of the Southwest quarter of said Section 5; thence North 2 degrees 23 minutes 30 seconds West, on the West line of said Section 5 and the East line of the Jose Papy Grant, a distance of 658.64 feet of the point of beginning; thence North 2 degrees 23 minutes 30 seconds West, along said West line of said Section 5, a distance of 658.65 feet to the Southwest corner of said lands described in official records Book 1129, Page 1756; Thence North 89 degrees 45 minutes 10 seconds East, along the said South line of said lands, a distance of 1500.00 feet; Thence South 2 degrees 23 minutes 10 seconds East, along the West line of said lands described in Official Records Book 3481, page 800, and Official Records Book 5012, page 1411 of said County, a distance of 1316.79 feet to the North line of lands described in Official Records Book 4385, Page 165 of said County; thence South 89 degrees 46 minutes 48 seconds West along said North line, a distance of 749.25 feet to the East line of lands described in Official Records Book 4428, Page 285 of said County; Thence North 2 degrees 13 minutes 4 seconds West along said East line, a distance of 658.02 feet to the North line of said lands; Thence South 89 degrees 45 minutes 10 seconds West along said North line, a distance of 749.99 feet to the Point of Beginning.

Less and except the West 100 feet of the North 25 feet and the West 30 feet of the lands described in Official Records Book 4428, Page 285 of the public records of St. Johns County, Florida.

Exhibit C – Text Amendment

Exhibit C

**Text Amendment
Indian Branch Farms CPA**

A.1.11.1(m)(8)(ff): The property known as the Indian Branch Farms (COMPAMD 2020-09) containing approximately 33.46 acres, as legally described in Ordinance 2021-45, is designated Residential-A on the Future Land Use Map, but is limited to a maximum of six (6) residential units.

MATTHEWS DESIGN GROUP
7 WALDO ST

SAINT AUGUSTINE, FL 32084

ACCT: 18641
AD# 0003356555-01

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 6.17.21 COMPAMD 2020-09 was published in said newspaper on 05/21/2021.

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.

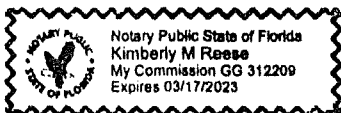
Sworn to (or affirmed) and subscribed before me by means of

physical presence or
 online notarization

this _____ day of MAY 21 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 TRANSMITTAL 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, 6/17/2021 at 1:30 p.m. and the St. Johns County Board of County Commissioners on Tuesday, 8/3/2021 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 transmittal 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 transmit 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-A (RES-A) FOR APPROXIMATELY 33.5 ACRES OF LAND LOCATED ALONG INDIAN BRANCH RANCH ROAD; 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 33.5 acres and is located on South side of Indian Branch Ranch Road, west of Church Road, 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.

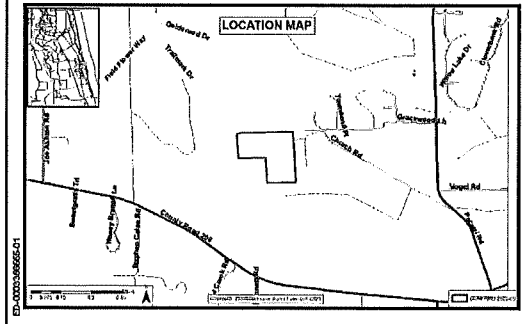
The proposed change is known as File Number COMPAMD-202000009, and is available for review in the Planning and Zoning Division of the Growth Management Department, at the Permit Center, 4040 Lewis Speedway, St. Augustine, Florida and may be examined by interested parties prior to said public hearings.

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 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.

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 BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA ST. JOHNS COUNTY, FLORIDA
GREG MATOVINA, CHAIR JEREMIAH R. BLOCKER, CHAIR
FILE NUMBER: COMPAMD-202000009
PROJECT NAME: Indian Branch Farms





FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

August 5, 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. 2021-45, which was filed in this office on August 4, 2021.

Sincerely,

Anya Grosenbaugh
Program Administrator

AG/lb

FILED AUG 04 2021
ST. JOHNS COUNTY
CLERK OF COURT
BY: Yvonne King
DEPUTY CLERK