

ORDINANCE NUMBER: 2021-

48

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 RURAL COMMERCIAL (RC) FOR APPROXIMATELY 8.38 ACRES OF LAND LOCATED AT THE CORNER OF CR 13 N AND JOE ASHTON 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 Map designation from **Rural/Silviculture (R/S)** to **Rural Commercial (RC)**, on approximately 8.38 acres of land located at the corner of CR 13 N and Joe Ashton Road, as described 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 amendment was fully considered after public hearing pursuant to legal notice duly published as required by Law.
- (b) The amendment is consistent with the Northeast Florida Strategic Regional Policy Plan.
- (c) The amendment is consistent with the applicable sections of the St. Johns County Comprehensive Plan and 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 public 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.

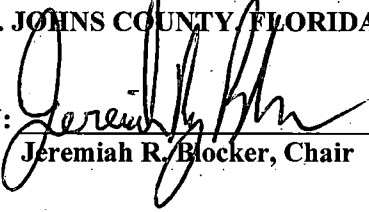
SECTION 4. Should any section, subsection, sentence, clause, phrase or portion of this Ordinance be held invalid or unconstitutional by any court of competent jurisdiction, such portions shall be deemed a separate, distinct and independent provision and shall not affect the validity of the remaining 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 17th 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

Rendition Date: AUG 18 2021

Effective Date: OCT 07 2021

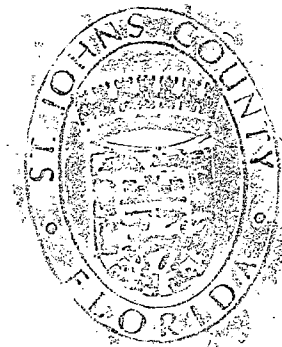


EXHIBIT A
2025 Future Land Use
From Rural/Silviculture
To Rural Commercial

Palmo Fish Camp Rd

RUR/SYLV

**NEIGHBORHOOD
COMMERCIAL**

Subject Property

RUR/SYLV

PUBLIC

AGRICULTURE

County Road 13 N

Joe Ashton Rd



CPA(SS) 202000007 Six Mile Creek Outpost 06/04/2021

CPA(SS) 2020-07

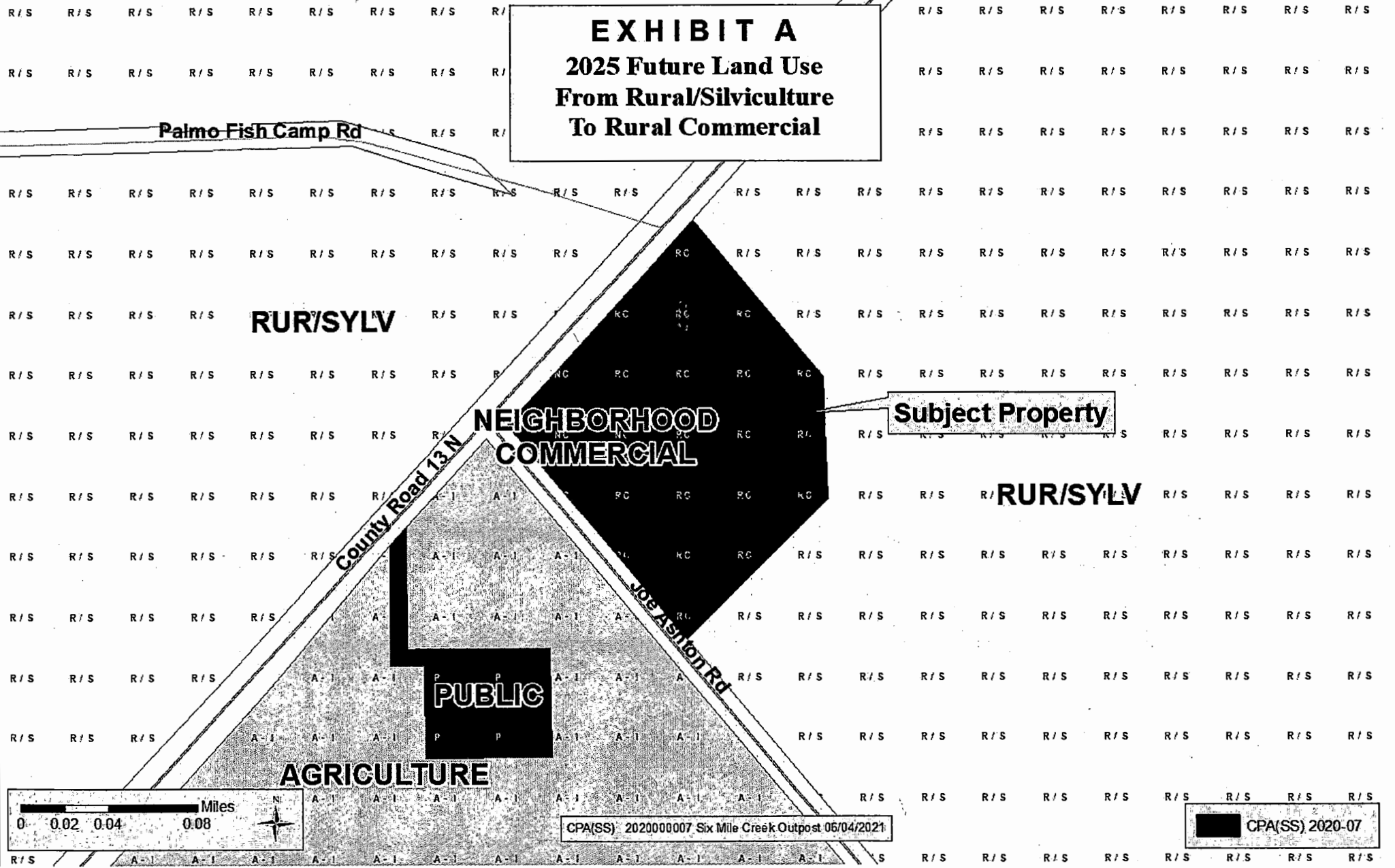


EXHIBIT B
Legal Description
Small Scale Comprehensive Plan Amendment
Six Mile Creek Commercial

A PART OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 13 NORTH (A RIGHT OF WAY OF VARYING WIDTH) WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF JOE ASHTON ROAD (A 50 FOOT RIGHT OF WAY AS NOW ESTABLISHED) THENCE NORTH 42 DEGREES 05 MINUTES 00 SECONDS EAST, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 13 NORTH, 200.00 FEET TO THE MOST NORTHERLY CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2113, PAGE 1567 OF THE PUBLIC RECORDS OF SAID COUNTY, AND THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 42 DEGREES 05 MINUTES 00 SECONDS EAST, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, 453.49 FEET; THENCE SOUTH 39 DEGREES 27 MINUTES 21 SECONDS EAST, LEAVING SAID SOUTHEASTERLY RIGHT OF WAY LINE, 482.09 FEET TO THE EASTERLY LINE OF SAID SECTION 26; THENCE SOUTH 01 DEGREES 59 MINUTES 55 SECONDS EAST, ALONG SAID EASTERLY LINE, 290.25 FEET TO THE MOST SOUTHERLY CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4604, PAGE 923 OF SAID PUBLIC RECORDS; THENCE SOUTH 45 DEGREES 06 MINUTES 35 SECONDS WEST, LEAVING SAID EASTERLY SECTION LINE, AND ALONG THE NORTHWESTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 634, PAGE 875 OF SAID PUBLIC RECORDS, 471.98 FEET TO SAID NORTHEASTERLY RIGHT OF WAY LINE OF JOE ASHTON ROAD; THENCE NORTH 39 DEGREES 27 MINUTES 21 SECONDS WEST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, 386.04 FEET TO THE MOST SOUTHERLY CORNER OF AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2113, PAGE 1567; THENCE NORTH 42 DEGREES 05 MINUTES 00 SECONDS EAST, ALONG THE SOUTHEASTERLY LINE OF SAID LANDS, 200.00 FEET TO THE MOST EASTERLY CORNER THEREOF; THENCE NORTH 39 DEGREES 27 MINUTES 21 SECONDS WEST, ALONG THE NORTHEASTERLY LINE OF SAID LANDS, 275.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.38 ACRES MORE OR LESS.

KAREN M TAYLOR
77 SARAGOSSA ST

SAINT AUGUSTINE, FL 32084

ACCT: 15637
AD# 0003361388-01

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 CPA(SS) 2020-07 Six Mile Creek was published in said newspaper on 06/18/2021.

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.

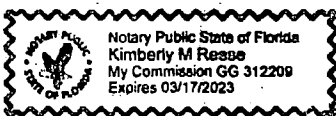
Sworn to (or affirmed) and subscribed before me by means of

physical presence or
 online notarization

this ____ day of JUNE 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 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, 7/15/2021 at 1:30 p.m.** and the St. Johns County Board of County Commissioners on **Tuesday, 8/17/2021 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 RURAL COMMERCIAL (RC) FOR APPROXIMATELY 8.38 ACRES OF LAND LOCATED AT THE CORNER OF CR 13 N AND JOE ASHTON 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 8.38 acres and is located on South side of CR 13 N, east side of Joe Ashton 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.

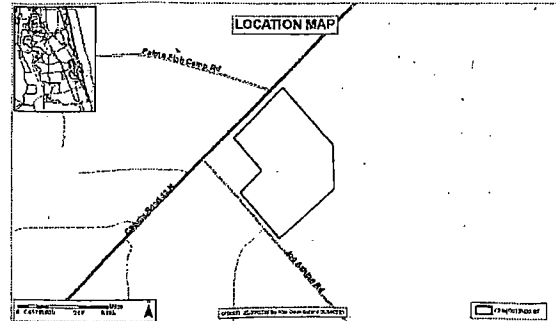
The proposed change is known as File Number CPA(SS)-2020000007, and is available for review in the Planning and Zoning Division of the Growth Management Department, at the Permit Center, 4040 Lewis Speedway, St. Augustine, Florida and may be examined by interested parties prior to said public hearings.

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.

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 (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)-2020000007, Six Mile Creek Outpost



FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

August 20, 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. 2021-48, which was filed in this office on August 20, 2021.

Sincerely,

Anya Grosenbaugh
Program Administrator

AG/lb

AUG 20 2021
-FILED
ST. JOHNS COUNTY
CLERK OF COURT
BY: *Yvonne King*
DEPUTY CLERK