

ORDINANCE NO. 2021 - 56
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-C (RES-C) FOR APPROXIMATELY 46.53 ACRES OF LAND LOCATED OFF RACE TRACK ROAD; 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 Map designation from Rural/Silviculture (R/S) to Residential-C for approximately 46.53 acres of land as described and shown on the attached EXHIBITS A and B, and limiting the maximum number of single family dwelling units with a Comprehensive Plan policy text amendment on the attached EXHIBIT 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.

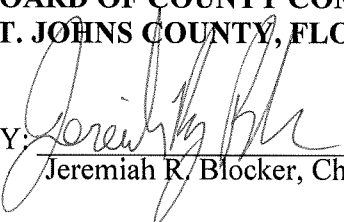
SECTION 4. Should any section, subsection, sentence, clause, phrase or portion of this ordinance be held invalid or unconstitutional by any court of competent jurisdiction, such portions shall be deemed a separate, distinct and independent provision and shall not affect the validity of the remaining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

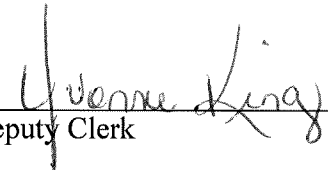
SECTION 6. This ordinance shall be recorded in a book of land use regulation ordinances kept and maintained by the Clerk of Court in accordance with Section 125.68, Florida Statutes.

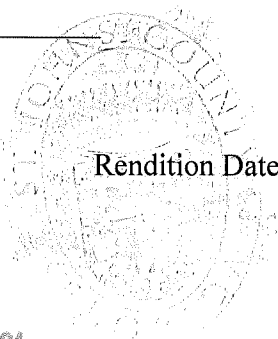
PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 7th DAY OF September 2021.

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: SEP 09 2021

Effective Date: OCT 08 2021

EXHIBIT A

2025 Future Land Use
From Rural/Silviculture
To RES-C

**COMMUNITY
COMMERCIAL**

Rainier Ln

Race Track Rd

**NEW
TOWN**

Subject Property

Cherry Way

RESIDENTIAL-C

**INTENSIVE
COMMERCIAL**

**INTENSIVE
COMMERCIAL**

RUR/SYLV

RUR/SYLV



COMPAMD 202000008 Stonecrest 02/22/2021



COMPAMD 2020-08

Nocatee Pkwy

Interstate 95

Walnut Dr

Spruce Creek Rd

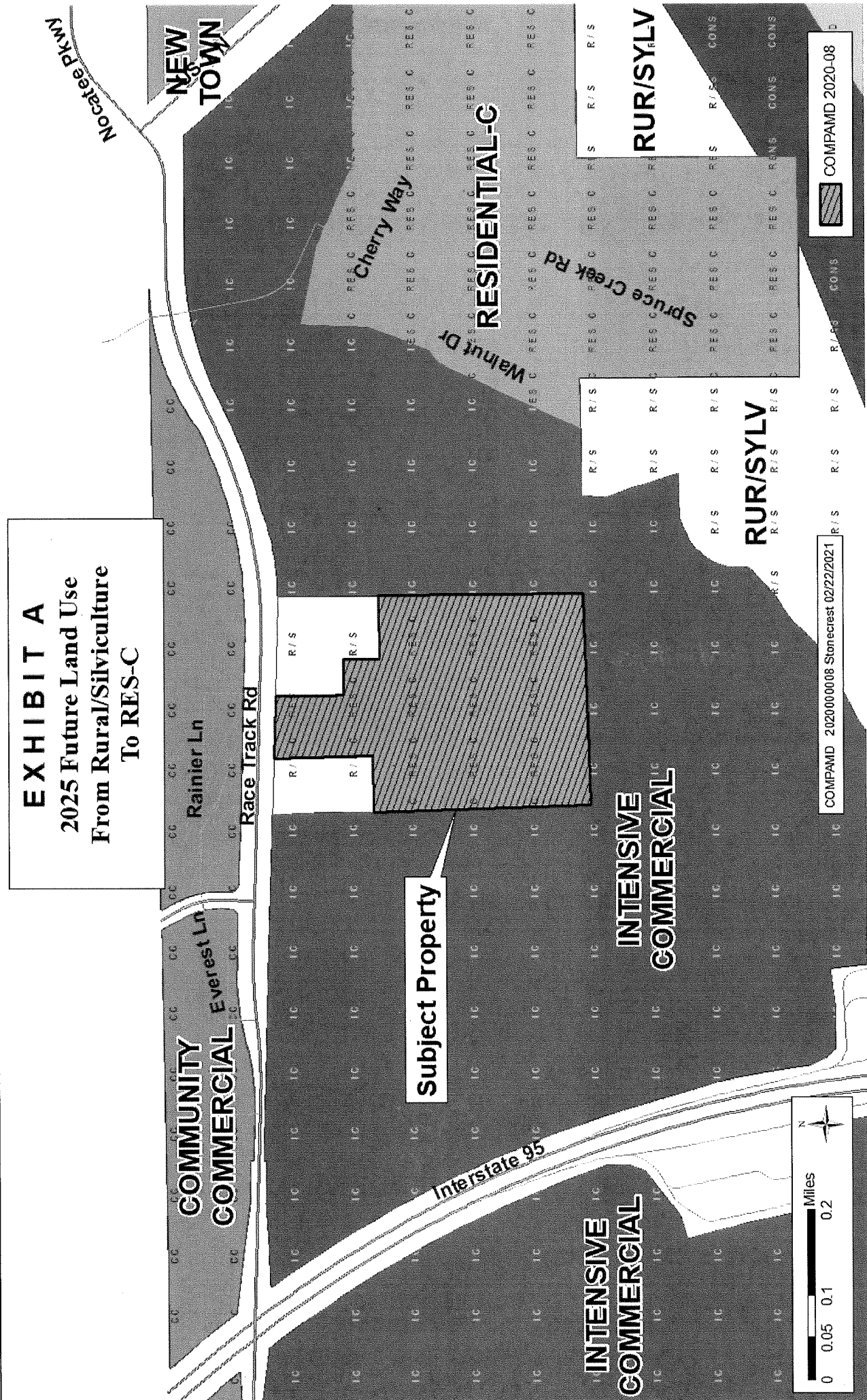


Exhibit "B"

STONECREST – LEGAL DESCRIPTION

DESCRIPTION AS FURNISHED:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID WEST ½ OF THE NORTHEAST ¼ OF SECTION 4; THENCE SOUTH 87 DEGREES 13 MINUTES 41 SECONDS WEST, ON THE SOUTH LINE OF SAID NORTHEAST ¼ OF SECTION 4, A DISTANCE OF 1,315.11 FEET; THENCE NORTH 2 DEGREES 35 MINUTES 56 SECONDS WEST, ON THE WEST LINE OF SAID NORTHEAST ¼ OF SECTION 4, A DISTANCE OF 1,347.80 FEET; THENCE NORTH 87 DEGREES 24 MINUTES 04 SECONDS EAST, 349.46 FEET; THENCE NORTH 2 DEGREES 35 MINUTES 56 SECONDS WEST 613.50 FEET; THENCE SOUTH 89 DEGREES 24 MINUTES 26 SECONDS EAST, ON THE SOUTH LINE OF RACE TRACK ROAD, A 66 FOOT WIDTH RIGHT OF WAY LYING 33 FEET ON EACH SIDE OF THE CENTERLINE OF SAID ROAD, 387.59 FEET; THENCE SOUTH 1 DEGREE 29 MINUTES 26 SECONDS EAST 425.00 FEET; THENCE NORTH 88 DEGREES 30 MINUTES 34 SECONDS EAST 220.00 FEET; THENCE SOUTH 1 DEGREE 29 MINUTES 26 SECONDS EAST, ON THE WEST LINE OF THE EXCEPTION DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 59, PAGE 527, PUBLIC RECORDS OF SAID COUNTY, 224.29 FEET; THENCE NORTH 88 DEGREES 30 MINUTES 34 SECONDS EAST, ON THE SOUTH LINE OF SAID EXCEPTION, 396.00 FEET; THENCE SOUTH 1 DEGREE 29 MINUTES 26 SECONDS EAST, ON THE EAST LINE OF SAID WEST HALF OF THE NORTHEAST ¼ OF SECTION 4, A DISTANCE OF 1,274.91 FEET TO THE POINT OF BEGINNING.

EXCEPTING ANY PART IN RACE TRACK ROAD.

Exhibit "C"

STONECREST

(COMPAMD 2020-08)

(8) Site-Specific Limitations on Density/Intensity

- (s) The Stonecrest property legally described in Ordinance No. 2021-56 is assigned the future land use designation of Residential-C as shown on the Future Land Use Map. Residential use on the Stonecrest property shall be limited to a maximum of 147 single-family residential dwelling units. Proposed changes to increase the allowed development density are subject to the provisions of Chapter 163, Florida Statutes, regarding large-scale amendments to the Comprehensive Plan.

ST. JOHNS LAW GROUP
104 SEA GROVE MAIN ST
SAINT AUGUSTINE, FL 32080

ACCT: 15621
AD# 0003365379-01
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 COMPAMD 2020-08 was published in said newspaper on 07/09/2021.

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.

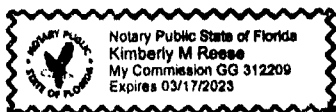
Sworn to (or affirmed) and subscribed before me by means of

physical presence or
 online notarization

this _____ day of JULY 09 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, 8/5/2021 at 1:30 p.m., and the St. Johns County Board of County Commissioners on Tuesday, 9/7/2021 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-C (RES-C) FOR APPROXIMATELY 46.53 ACRES OF LAND LOCATED OFF RACE TRACK 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 46.53 acres and is located on 6164 Race Track 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.

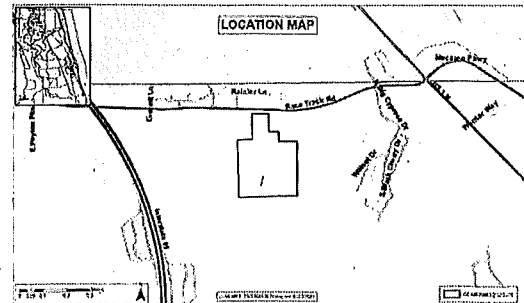
The proposed change is known as File Number COMPAMD-202000008, and is available for review in the Planning and Zoning Division of the Growth Management Department, at the Permit Center, 4040 Lewis Speedway, St. Augustine, Florida and may be examined by interested parties prior to said public hearings.

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-2020-08
PROJECT NAME: Stonecrest





FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

September 10, 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. 2021-56, which was filed in this office on September 9, 2021.

Sincerely,

Anya Owens
Program Administrator

AO/lb

FILED SEP 09 2021
ST. JOHNS COUNTY
CLERK OF COURT
BY: *Yvonne King*
DEPUTY CLERK