

ORDINANCE NUMBER: 2021- 64

**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 MIXED USE DISTRICT (MD) FOR APPROXIMATELY 3.38 ACRES OF LAND LOCATED AT 11275 OLD DIXIE HIGHWAY; 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 **Mixed Use District (MD)**, on approximately 3.38 acres of land located at 11275 Old Dixie Highway, 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 17<sup>th</sup> DAY OF September 2021.**

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

BY: *Jeremiah R. Blocker*  
Jeremiah R. Blocker, Chair

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

BY: *Yvonne King*  
Deputy Clerk

Rendition Date: SEP 09 2021

Effective Date: OCT 15 2021



# EXHIBIT A

## 2025 Future Land Use From Rural/Silviculture To Mixed Use District

**INTENSIVE  
COMMERCIAL**

**MIXED USE  
DISTRICT**

**RUR/SYLV**

**INTENSIVE  
COMMERCIAL**

**Subject Property**

**NEW TOWN**

**MIXED USE  
DISTRICT**

0 0.02 0.04 0.08 Miles



CPA(SS) 2021000006 Corner Lot Boat & RV Storage 06/23/2021

 CPA(SS) 2021-06

Nocatee Pkwy

Taylor Ridge Ave

Brookline Trl

Old Dixie Hwy

Breezeway Ct

Cameron Dr

US 1 N

Cross Ridge Dr

County Road 210 W

Exhibit B:

Legal Description

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN THE COUN'ITY OF ST. JOHNS, STATE OF FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 28 EAST, AS A POINT OF REFERENCE, THENCE RUN SOUTH 88 DEGREES 11' WEST, A DISTANCE OF 4324.13 FEET TO THE EXISTING NORTHEASTERLY RIGHT-OF-WAY BOUNDARY LINE OF U.S. HIGHWAY NO. 1; THENCE NORTH 42 DEGREES 10' WEST ALONG THIS LAST MENTIONED BOUNDARY LINE, A DISTANCE OF 1755.62 FEET TO A POINT; THENCE RUN NORTH 42 DEGREES 10' WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 438.77 FEET; THENCE NORTH 88 DEGREES 10' EAST, 766.44 FEET TO THE CENTER LINE OF A DRAINAGE EASEMENT, BEING THE POINT OF BEGINNING (SAID DRAINAGE EASEMENT BEING DESCRIBED IN DEED BOOK 221, PAGE 214); THENCE CONTINUE NORTH 88 DEGREES 10' EAST, 316.01 FEET TO THE WESTERLY BOUNDARY OF OLD DIXIE HIGHWAY; THENCE RUN SOUTH 25 DEGREES 02' EAST, 364.02 FEET; THENCE RUN SOUTH 88 DEGREES 10' WEST, 550.57 FEET TO THE CENTER LINE OF SAID DRAINAGE EASEMENT; THENCE NORTHEASTERLY ALONG THE CENTER LINE OF SAID DRAINAGE EASEMENT, 279.92 FEET TO A POINT; THENCE CONTINUE ALONG THE CENTER LINE OF SAID DRAINAGE EASEMENT, 68.48 FEET TO A POINT OF BEGINNING.

THE ST. AUGUSTINE RECORD  
Affidavit of Publication

JAMIE MAKEY  
P.O. BOX 600363  
JACKSONVILLE, FL 32260

ACCT: 52210  
AD# 0003363687-01  
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 CPA(SS)-2021-06 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.

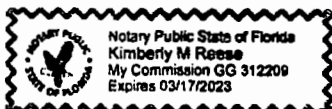
Sworn to (or affirmed) and subscribed before me by means of

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 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, 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 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 MIXED USE DISTRICT (MD) FOR APPROXIMATELY 3.38 ACRES OF LAND LOCATED AT 11275 OLD DIXIE HIGHWAY; 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 3.38 acres and is located on 11275 Old Dixie Highway, 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)-2021000006, 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.

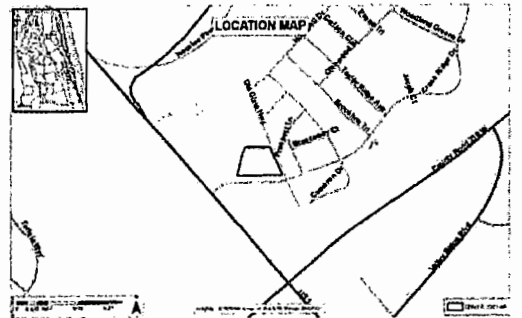
Interested parties may appear at the public hearings to be heard regarding the proposed amendment.

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.

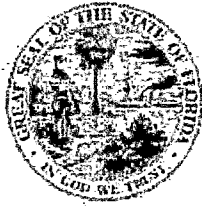
PLANNING AND ZONING AGENCY      BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA      ST. JOHNS COUNTY, FLORIDA  
GREG MATOVINA, CHAIR              JEREMIAH R. BLOCKER, CHAIR

File Number: CPA(SS)-2021-06, Corner Lot Boat & RV Storage



ED-0003363687-01

July 9, 2021



**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. 2021-64, which was filed in this office on September 10, 2021.

Sincerely,

Anya Owens  
Program Administrator

AO/lb

FILED SEP 10 2021  
ST. JOHNS COUNTY  
CLERK OF COURT  
BY: *Yvonne King*  
DEPUTY CLERK