

ORDINANCE NUMBER: 2021- 71

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 COMMERCIAL TO COMMERCIAL FOR APPROXIMATELY 9.8 ACRES OF LAND LOCATED NORTHWEST OF THE INTERSECTION OF SR16 AND SR16A; 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 Commercial (RC)** to **Commercial (C)**, for approximately 9.8 acres of land located at the northwest intersection of County Road 16A and State Road 16, 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.

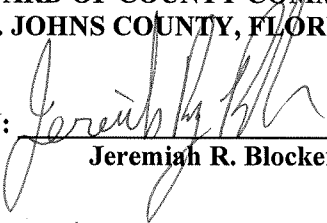
SECTION 5. It is the intent of the St. Johns County Board of County Commissioners that scrivener and typographic errors which do not change the tone or tenor of this Ordinance may be corrected during codification and may be authorized by the County Administrator or designee, without public hearing, by filing a corrected or recodified copy of the same with the Clerk of the Board.

SECTION 6. 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 7. 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 5th **DAY OF** October **2021.**

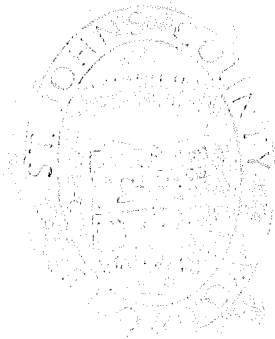
**BOARD OF COUNTY COMMISSIONERS OF
ST. JOHNS COUNTY, FLORIDA**

BY: 
Jeremiah R. Blocker, Chair

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

BY: 
Deputy Clerk

Rendition Date: OCT 07 2021



Effective Date: NOV 05 2021

EXHIBIT A
2025 Future Land Use
From Rural Commercial
To Commercial

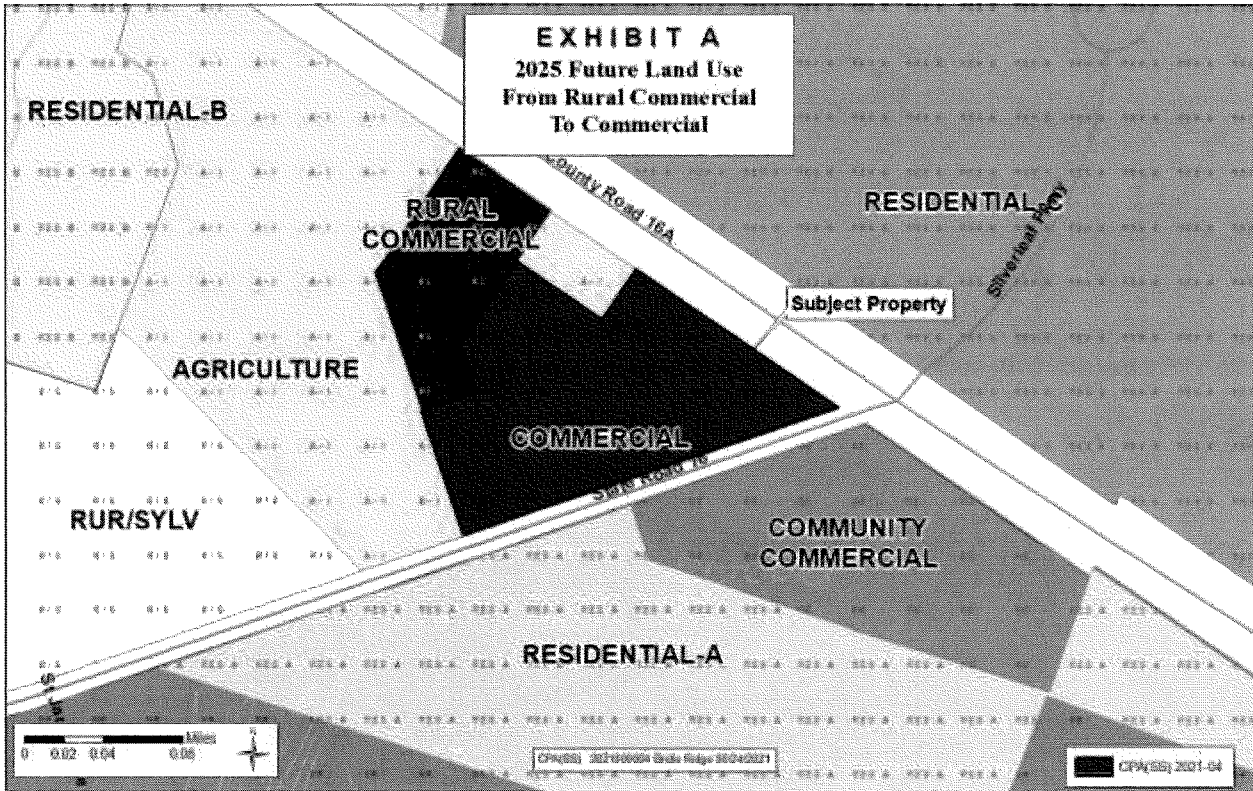


EXHIBIT B
Legal Description
BRIDLE RIDGE CPA

PROPOSED PARCEL ONE: A PARCEL OF LAND IN SUBSECTION 5 (OR LOT 5) OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA., SAID PARCEL OF LAND BEING A PORTION OF PARCEL A AND PARCEL B OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4852, PAGE 1812 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A 1" IRON ROD WITH NO IDENTIFICATION, SAID IRON ROD BEING AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 16-A (A 200 FOOT WIDE RIGHT OF WAY AS PRESENTLY ESTABLISHED) AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16 (A VARIABLE WIDTH RIGHT OF WAY AS PRESENTLY ESTABLISHED), SAID IRON ROD ALSO BEING THE NORTHEAST CORNER OF SAID PARCELA OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4852, PAGE 1812; THENCE SOUTH 71°13'45" WEST, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD NO.16 AND ALONG THE EASTERLY LINE OF SAID PARCELA OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4852, PAGE 1812, A DISTANCE OF 521.12 FEET TO A 1/2" IRON PIPE IDENTIFIED AS "LB 6824", IRON PIPE BEING AT THE SOUTHWEST CORNER OF SAID PARCELA OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4852, PAGE 1812, SAID IRON PIPE ALSO BEING THE SOUTHEAST CORNER OF PARCEL B OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4852, PAGE 1812; THENCE SOUTH 71°13'45" WEST, CONTINUING ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD NO.16 AND ALONG THE EASTERLY LINE OF SAID PARCEL B OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4852, PAGE 1812, A DISTANCE OF 536.57 FEET TO A 1/2" IRON PIPE IDENTIFIED AS "LB 6824", SAID IRON PIPE BEING AT THE SOUTHEAST CORNER OF SAID PARCEL B OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4852, PAGE 1812; THENCE NORTH 18°48'42" WEST, DEPARTING SAID NORTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD NO.16, ALONG THE SOUTHERLY LINE OF SAID PARCEL B OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4852, PAGE 1812, A DISTANCE OF 349.56 FEET; THENCE NORTH 70°58'43" EAST, DEPARTING SAID SOUTHERLY LINE OF SAID PARCEL B OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4852, PAGE 1812, A DISTANCE OF 148.52 FEET; THENCE NORTH 17°06'23" WEST, A DISTANCE OF 130.06 FEET; THENCE NORTH 35°04'16" EAST, A DISTANCE OF 272.28 FEET TO A CONCRETE MONUMENT IDENTIFIED AS "LS 4690", SAID CONCRETE MONUMENT BEING ON THE NORTHERLY LINE OF SAID PARCEL B OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4852, PAGE 1812 AND ALSO BEING THE SOUTHWEST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1984, PAGE 1246 OF SAID PUBLIC RECORDS; THENCE SOUTH 55°53'37" EAST, ALONG SAID NORTHERLY LINE OF SAID PARCEL B OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4852, PAGE 1812 AND ALONG THE SOUTHERLY LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1984, PAGE 1246, A DISTANCE OF 272.25 FEET TO A 1/2" IRON PIPE IDENTIFIED AS BEING "LB 6824", SAID IRON PIPE ALSO BEING AT THE SOUTHEAST CORNER OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1984, PAGE 1246; THENCE NORTH 34°06'35" EAST, DEPARTING SAID NORTHERLY LINE OF SAID PARCEL B OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4852, PAGE 1812, ALONG THE WESTERLY LINE OF SAID PARCEL A OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4852, PAGE 1812 AND ALONG THE EASTERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1984, PAGE 1246, A DISTANCE OF 160.05 FEET TO A 5/8" IRON ROD WITH NO IDENTIFICATION, SAID IRON ROD BEING AT THE NORTHWEST CORNER OF SAID PARCEL A OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4852, PAGE 1812, SAID IRON PIPE ALSO BEING AT THE NORTHEAST CORNER OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1984, PAGE 1246, SAID IRON PIPE ALSO BEING ON SAID SOUTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 16-A; THENCE SOUTH 55°53'37" EAST, ALONG THE NORTHERLY LINE OF SAID PARCELA OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4852, PAGE 1812 AND SAID SOUTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 16-A, A DISTANCE OF 652.63 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 426,911.33 SQUARE FEET OR 9.80 ACRES MORE OR LESS.

THE ST. AUGUSTINE RECORD
Affidavit of Publication

KAREN M TAYLOR
77 SARAGOSSA ST

SAINT AUGUSTINE, FL 32084

ACCT: 15637
AD# 0003370364-01
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)-2021-04, Bridle Ridge** was published in said newspaper on **08/06/2021**.

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.

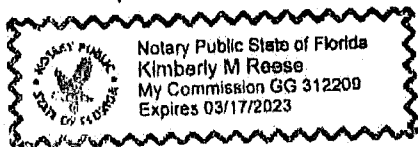
Sworn to (or affirmed) and subscribed before me by means of

physical presence or
 online notarization

this _____ day of AUG 06 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, 9/2/2021 at 1:30 p.m., and the St. Johns County Board of County Commissioners on Thursday, 10/5/2021 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 COMMERCIAL TO COMMERCIAL FOR APPROXIMATELY 9.8 ACRES OF LAND LOCATED NORTHWEST OF THE INTERSECTION OF SR16 AND CR16A; 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 9.8 acres and is located on at the west corner of SR 16 and CR 16A, 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)-202100004, and is available for review in the Planning and Zoning Division of the Growth Management Department, at the Permit Center, 4041 Lewis Speedway, St. Augustine, Florida and may be examined by interested parties prior to said public hearings.

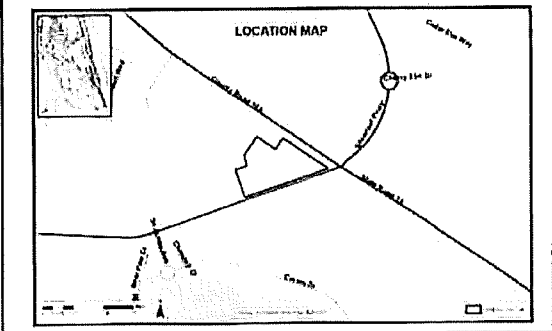
Interested parties may appear at the public hearings to be heard regarding the proposed amendment.

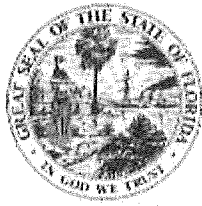
If a person decides to appeal any decision made with respect to any matter considered at the meetings or hearings, he/she will need a record of the proceedings and for such purpose may need to ensure that verbatim records of the proceedings are made, which records include the testimony and evidence upon which 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 San 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)-2021-04, Bridle Ridge





FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

October 7, 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. 2021-71, which was filed in this office on October 7, 2021.

Sincerely,

Anya Owens
Program Administrator

AO/lb

FILED OCT 07 2021
ST. JOHNS COUNTY
CLERK OF COURT
BY *Yvonne King*
DEPUTY CLERK