

ORDINANCE NO. 2022 - 4

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) WITH A TEXT AMENDMENT LIMITING THE PROPERTY TO ONE (1) SINGLE-FAMILY DWELLING UNIT, FOR APPROXIMATELY 8.16 ACRES OF LAND LOCATED ON THE NORTH SIDE OF COUNTY ROAD 208 AND JUST EAST OF COUNTY ROAD 13 NORTH; 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-A (RES-A)** with a text amendment limiting the property to one (1) single-family dwelling unit, for approximately 8.16 acres of land located on the north side of County Road 208 and just east of County Road 13 North; 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 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 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.

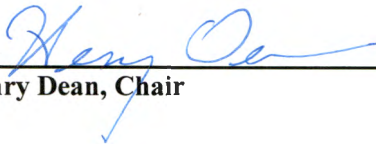
SECTION 5. It is the intent of the St. Johns County Board of County Commissioners that scribes and typographic errors which do not change the tone or tenor of this Ordinance may be corrected during codification and may be authorized by the County Administrator or designee, without public hearing, by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

SECTION 6. Small scale development amendments may not become effective until 31 days after adoption. If challenged within 30 days after adoption, small scale development amendments may not become effective until the state land planning agency or the Administration Commission, respectively, issues a final order determining that the adopted small scale development amendment is in compliance.

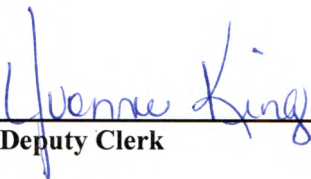
SECTION 7. This ordinance shall be recorded in a book of land use regulation ordinances kept and maintained by the Clerk of Court in accordance with Section 125.68, Florida Statutes.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 18th DAY OF January 2022.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

BY: 
Henry Dean, Chair

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

BY: 
Deputy Clerk

Rendition Date: JAN 20 2022

Effective Date: FEB 18 2022

EXHIBIT A

2025 Future Land Use From Rural/Silviculture To Residential A

Subject Property

County Road 13-N

County Road 208

0 0.0425 0.085 0.17 Miles



CPA(SS) 2021000015 Wallace Property 10/20/2021

CPA(SS) 2021-15

EXHIBIT B

A parcel of Land being a part of Section 38, Township 7 South, Range 27 East, St. Johns County, Florida, and being more particularly bounded and described as follows:

Commence at the Southeast corner of said Section 38; thence run N 02° 08' 00" W along the East line of said Section 38 a distance of 1081.77 feet to the centerline of Picolata Road (Also known as County Road 208); thence continue N 02° 08' 00" W along said East line of Section 38 a distance of 33.16 feet to the Northerly right-of-way line of said Picolata Road; thence run S 82° 19' 00" W along the said Northerly right-of-way line 1559.16 feet; thence run S 80° 08' 00" W along said Northerly right-of-way line 168.36 feet to the Point of Beginning for the herein described parcel; thence continue S 80° 08' 00" W along said northerly right-of-way line, 542.11 feet; thence Run S 76° 00' 00" W, 23.49 feet to the Southeast corner of land described in Official Records Book 761, Page 1904 of the public records of St. Johns County, Florida; thence Run N 29° 19' 00" W along said Easterly line of Official Records Book 761, Page 1904 and the Easterly lines of land described in Official Records Book 1041, Page 599, Official Records Book 87, Page 725 of said public records, 625.23 feet; thence S 86° 44' 22" E, 899.36 feet; thence S 02° 08' 00" E, 336.64 feet; thence S 80° 08' 00" W, 56.83 feet; thence S 09° 52' 00" E, 50.00 feet to the Point of Beginning.

EXHIBIT C

CPA(SS) 2021-15 Wallace Property

Small Scale Comprehensive Plan Amendment

Proposed Amendment Text

A.1.11.1(m)(8)() The Wallace property, approximately 8.16 acres, legally described in Ordinance No. 2022- 4 is assigned the future land use designation of Residential-A, as shown on the Future Land Use Map. The number of residential dwelling units on the Wallace property shall be limited to a maximum of one (1) single-family residential dwelling unit. Proposed changes to increase the allowed development density are subject to provisions of Chapter 163, Florida Statutes, regarding amendments to the Comprehensive Plan.

THE ST. AUGUSTINE RECORD
Affidavit of Publication

SCOTT CLAY
1203 ARDMORE STREET
ST AUGUSTINE, FL 32092

ACCT: 59220
AD# 0003388787-01
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 Display** in the matter of **CPA(SS) 2021-15** was published in said newspaper in the issue dated **11/17/2021**.

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

NOV 17 2021

this ____ day of _____

by *[Signature]* who is personally known to
me or who has produced as identification.

[Signature]
(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, 12/16/2021 at 1:30 p.m. and the St. Johns County Board of County Commissioners on Tuesday, 1/18/2022 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 RESIDENTIAL-A (RES-A), FOR APPROXIMATELY 8.16 ACRES OF LAND LOCATED ON THE NORTH SIDE OF COUNTY ROAD 208 AND JUST EAST OF COUNTY ROAD 13 NORTH; 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 acres and is located on North side of County Road 208, east of County Road 13 N, 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)-2021000015, 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 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 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)-2021-15
Project Name: Wallace Property

ED-0003366787-01



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

January 21, 2022

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. 2022-4, which was filed in this office on January 20, 2022.

Sincerely,

Anya Owens
Program Administrator

AO/lb

FILED **JAN 20 2022**
ST. JOHNS COUNTY
CLERK OF COURT
BY: *Yvonne King*
DEPUTY CLERK