

ORDINANCE NO. 2022 - 50

**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 RESIDENTIAL-D (RES-D) TO MIXED USE DISTRICT (MD), FOR APPROXIMATELY 1.1 ACRES OF LAND LOCATED AT 345 SR 207 AND 1418 HIGHLAND BLVD; 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 **Residential-D (RES-D)** to **Mixed Use District (MD)**, for approximately 1.1 acres of land located at 345 SR 207 and 1418 Highland Blvd; as described and shown 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 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.** 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. No development orders, development permits, or development dependent on this amendment may be issued or commence before it has become effective.

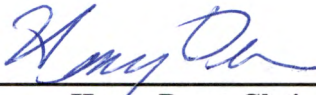
**SECTION 7.** This ordinance shall be recorded in a book of land use regulation ordinances kept and maintained by the Clerk of Court in accordance with Section 125.68, Florida Statutes.

**PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS** 19 **DAY OF** July **2022.**

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

**Rendition Date** JUL 21 2022

**BY:** \_\_\_\_\_

  
**Henry Dean, Chair**

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

**BY:** \_\_\_\_\_

  
**Deputy Clerk**

**Effective Date:** \_\_\_\_\_

OCT 02 2022

**EXHIBIT A**  
**2025 Future Land Use**  
**From Residential-D**  
**To Mixed Use District**

**CITY OF ST.**  
**AUGUSTINE**

**Subject Property**

**RESIDENTIAL-D**

**MIXED USE**  
**DISTRICT**

**MIXED USE**  
**DISTRICT**

Osceola Elementary Rd

Kinlaw Rd

Los Robles Ave

Henry St

Helene St

Mattie St

S Dixie Hwy

Diesel P

San Marco St

Old Dixie Hwy

US 1 S

Leo St

Hastings Rd

Pinecrest St

State Road 207


Sunrise Blvd

Chapel Rd

Old Moultrie Rd



CPA(SS) 202200002 Goodman Commercial Expansion 04/14/2022

 CPA(SS) 2022-02

## **Exhibit B**

LEGAL DESCRIPTION:

Parcel: 097790-0000

LOTS 5, 6, 7 AND 8, BLOCK 1, SAN JULINE, ACCORDING TO THE PLAT THEREOF, RECORDED IN MAP BOOK 4, PAGE(S) 22 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY.

Parcel: 097780-0000

LOT 1, 2, 3 AND 4, BLOCK 1, SAN JULINE, A SUBDIVISION OF PORTIONS OF U.S. LOTS 1 AND 2, SECTION 24, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ACCORDING TO THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AS PER MAP RECORDED IN MAP BOOK 4, PAGE(S) 22, EXCEPT THAT PART CONVEYED TO THE STATE OF FLORIDA BY DEED RECORDED IN DEED BOOK 228, PAGE 450, OF SAID PUBLIC RECORDS.

THE ST. AUGUSTINE RECORD  
Affidavit of Publication

**MATTHEWS DESIGN GROUP  
7 WALDO ST**

**SAINT AUGUSTINE, FL 32084**

ACCT: 18641  
AD# 0003416676-01  
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)-2022000002** was published in said newspaper in the issue dated **05/26/2022**.

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 **MAY 26 2022**

by *W. H. ...* 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, 6/16/2022 at 1:30 p.m. and the St. Johns County Board of County Commissioners on Tuesday, 7/19/2022 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 RESIDENTIAL-D (RES-D) TO MIXED USE DISTRICT (MD), FOR APPROXIMATELY 1.1 ACRES OF LAND LOCATED AT 345 SR 207 AND 1418 HIGHLAND BLVD; 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 1.1 acres and is located on 345 SR 207; 1418 Highland Blvd, 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)-2022000002, 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.

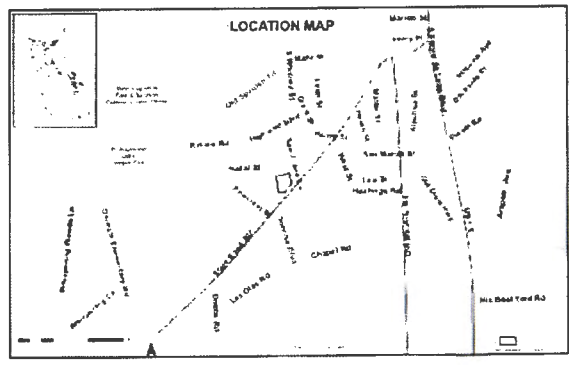
Interested parties may appear at the public hearings to be heard regarding the proposed amendment.

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) 209-4650 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	HENRY DEAN, CHAIR

File Number: CPA(SS)-2022000002, Goodman Commercial Expansion





## FLORIDA DEPARTMENT of STATE

**RON DESANTIS**  
Governor

**CORD BYRD**  
Secretary of State

July 22, 2022

Honorable Brandon Patty  
Clerk of Courts  
St. Johns County  
500 San Sebastian View  
St. Augustine, Florida 32084

Attention: Crystal Smith

Dear Honorable Brandon Patty:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of St. Johns Ordinance No. 2022-50, which was filed in this office on July 22, 2022.

Sincerely,

Anya Owens  
Program Administrator

ACO/wlh

FILED JUL 22 2022  
St. Johns County  
Clerk of Court  
By: Yvonne King  
Deputy Clerk