

ORDINANCE NUMBER: 2022- 60

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 TO RESIDENTIAL-A FOR APPROXIMATELY 10 ACRES OF LAND LOCATED AT 3560 JOE ASHTON ROAD (013135-0000); 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 Residential-A with a text amendment limiting the property to two (2) single family dwelling units**, for approximately 10 acres of land located at 3560 Joe Ashton Road (013135-0000), as described 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 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

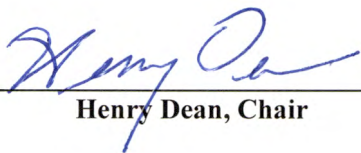
codification and may be authorized by the County Administrator or designee, without public hearing, by filing a corrected or recodified copy of the same with the Clerk of the Board.

SECTION 6. This amendment to the St. Johns County Comprehensive Plan shall be effective 31 days after adoption. If timely challenged within 30 days after adoption, the amendment does not become effective until the state land-planning agency or Administration Commission, respectively, issues a final order determining the adopted small scale 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.

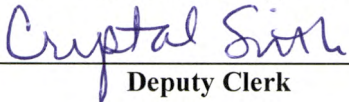
PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 4th DAY OF September 2022.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

BY: 
Henry Dean, Chair

Rendition Date SEP 08 2022

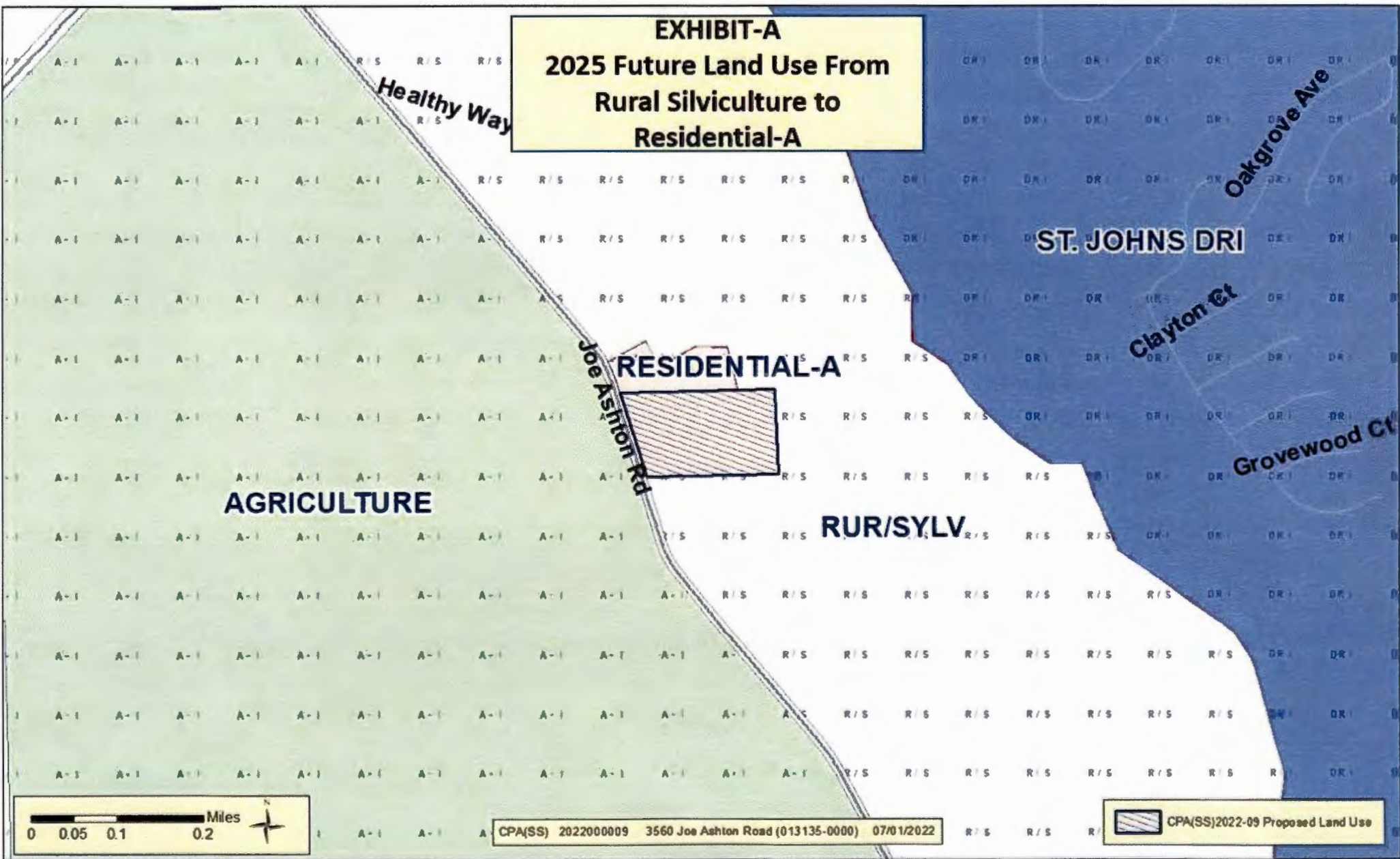
ATTEST: Brandon J. Patty, Clerk of the Circuit Court and Comptroller

BY: 
Deputy Clerk

Effective Date: OCT 07 2022



EXHIBIT-A
2025 Future Land Use From
Rural Silviculture to
Residential-A



CPA(SS) 202200009 3560 Joe Ashton Road (013135-0000) 07/01/2022


 CPA(SS)2022-09 Proposed Land Use

EXHIBIT B

Commence at the intersection of the easterly right-of-way Line of a county road known as the Ashton Road and South Line of Section 25, Township 6 South, Range 27 East, run thence northerly along the easterly right-of-way line of said Ashton Road to the North line of the Southeast Quarter of the Southwest Quarter of Section 25 and to the point of beginning; run thence East along said North line of the Southeast Quarter of the Southwest Quarter of the Section 25 a distance of 875 feet more or less to the East line of the Southwest Quarter of said Section 25, thence South along said East line of the Southwest Quarter of Section 25 a distance of 500 feet; thence West parallel to the North line of the Southeast Quarter of the Southwest Quarter of Section 25, 875 feet more or less to the Easterly right-of-way line of the said Ashton Road, thence northerly along said Ashton road to the point of the beginning.

Exhibit C:

ATTACHMENT
Text Amendment
CPA (SS) 2022-09 3560 Joe Ashton Road
(013135-0000)

The Hicks property legally described in Ordinance No. 2022-100 is assigned the Future Land Use designation of Residential-A, as shown on the Future Land Use Map. Residential uses on the Hicks property shall be limited to a maximum of two (2) single-family residential dwelling units. Proposed changes to increase the allowed development density are subject to the provisions of Chapter 163, Florida Statutes.

LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION


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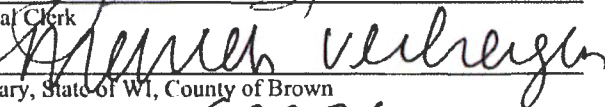
STATE OF FLORIDA, COUNTY OF ST JOHNS

The St Augustine Record, a daily newspaper published in St Johns County, Florida; and of general circulation in St Johns County; and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated or by publication on the newspaper's website, if authorized, on:

06/24/2022

and that the fees charged are legal.
Sworn to and subscribed before on 06/24/2022



Legal Clerk


Notary, State of WI, County of Brown
8.25.26

My commission expires

Publication Cost: \$239.60
Order No: 7442254 # of Copies:
Customer No: 772666 0
PO #: CPA(SS) 2022-09

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

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, 7/21/2022 at 1:30 p.m., and the St. Johns County Board of County Commissioners on Tuesday, 9/6/2022 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 AGRICULTURAL-INTENSIVE (A-1) TO RESIDENTIAL-A FOR APPROXIMATELY 10 ACRES OF LAND LOCATED AT 3560 JOE ASHTON ROAD (013135-0000); TOGETHER WITH A TEXT AMENDMENT LIMITING THE PROPERTY TO TWO SINGLE FAMILY DWELLING UNITS; 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 10 acres and is located on 3560 Joe Ashton Road (013135-0000), 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)-2022000009**, 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 ST. JOHNS COUNTY, FLORIDA	BOARD OF COUNTY COMMISSIONERS ST. JOHNS COUNTY, FLORIDA
GREG MATOVINA, CHAIR	HENRY DEAN, CHAIR
File Number: CPA(SS)-2022000009, 3560 Joe Ashton Road (013135-0000)	





FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

September 13, 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. 2022-60, which was filed in this office on September 12, 2022.

Sincerely,

Anya Owens
Program Administrator

ACO/wlh