

ORDINANCE NUMBER: 2022- 602

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 8.8 ACRES OF LAND, LOCATED AT THE EASTERN TERMINUS OF THE UNOPENED LE PARRISH ROAD RIGHT-OF-WAY, AND WEST OF INTERSTATE 95; 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 8.8 acres of land, 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

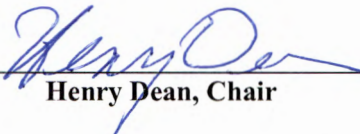
until the state land-planning agency or Administration Commission enters a final order determining the adopted amendment to be in compliance.

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.

SECTION 7. 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.

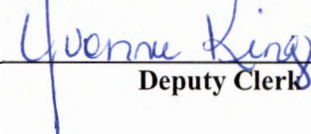
PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 20 DAY OF September 2022.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

BY: 
Henry Dean, Chair

Rendition Date SEP 22 2022

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

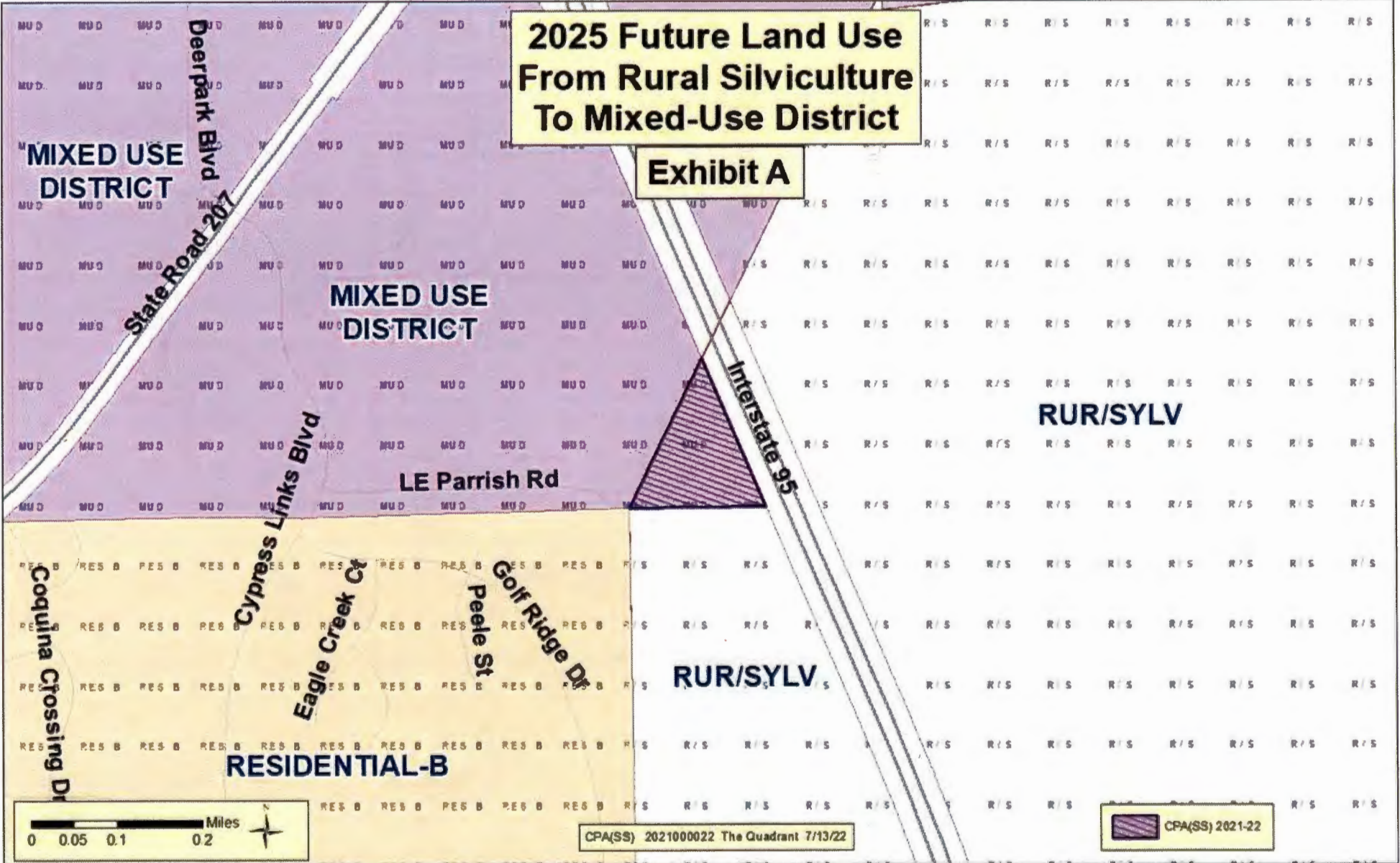
BY: 
Deputy Clerk

Effective Date: NOV 04 2022



2025 Future Land Use From Rural Silviculture To Mixed-Use District

Exhibit A



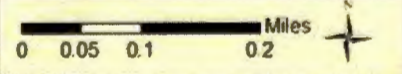
MIXED USE DISTRICT

MIXED USE DISTRICT

RUR/SYLV

RUR/SYLV

RESIDENTIAL-B



CPA(SS) 202100022 The Quadrant 7/13/22

CPA(SS) 2021-22



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EXHIBIT B: LEGAL DESCRIPTION (WEST PARCEL MIXED USE):

A PORTION OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, ALL LYING WESTERLY OF INTERSTATE No. 95 (STATE ROAD No. 9) AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, STATE PROJECT No. 78080-2443, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF AFOREMENTIONED SECTION 10, THENCE NORTH 89°20'00" EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION 10, 835.24 FEET TO THE WESTERLY LIMITED ACCESS RIGHT OF WAY LINE OF AFOREMENTIONED INTERSTATE No. 95 (STATE ROAD No.9); THENCE NORTH 23°07'52" WEST, DEPARTING SAID SOUTHERLY LINE OF SECTION 10, AND ALONG JUST MENTIONED WESTERLY LIMITED ACCESS RIGHT OF WAY LINE, 989.19 FEET, THENCE SOUTH 25°54'30" WEST, DEPARTING JUST MENTIONED WESTERLY LIMITED ACCESS RIGHT OF WAY LINE, 1,022.11 FEET TO THE POINT OF BEGINNING.

SUBJECT TO: A 40' ROAD RIGHT OF WAY PER OFFICIAL RECORDS BOOK 208, PAGE 500 AND OFFICIAL RECORDS BOOK 245, PAGE 590, A 20' EASEMENT PER OFFICIAL RECORDS BOOK 208, PAGE 501 AND OFFICIAL RECORDS BOOK 245, PAGE 591, A 60' MAINTENANCE OPERATION AND REPAIR EASEMENT PER OFFICIAL RECORDS BOOK 1301, PAGE 1825, AND ALSO SUBJECT TO A 50' FP & L EASEMENT PER OFFICIAL RECORDS BOOK 3125, PAGE 1895.

CONTAINING 8.76 ACRES MORE OR LESS.

A DBE CERTIFIED FIRM

Geomatics Corp., 2804 N. Fifth Street, St. Augustine, FL 32084, phone 904-824-3086, fax 904-824-5753

LOCALiQ

FLORIDA

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PROOF OF PUBLICATION

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236 San Marco Avenue
ROOM 400

Saint Augustine FL 32084

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:

07/08/2022

and that the fees charged are legal.
Sworn to and subscribed before on 07/08/2022

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NICOLE JACOBS
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, 9/4/2022 at 1:30 p.m., and the St. Johns County Board of County Commissioners on Tuesday, 9/20/2022 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 MIXED USE DISTRICT (MD) FOR APPROXIMATELY 8.8 ACRES OF LAND LOCATED AT THE EASTERN TERMINUS OF LE PARRISH ROAD, SOUTH OF STATE ROAD 207 AND WEST OF INTERSTATE 95; 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 approximately 8.8 acres and is located at the Eastern terminus of LE Parrish Road, south of SR 207/195, 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)-2021000022, 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. The request is a companion application to PUD 2021-20.

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 GREG MATOVINA, CHAIR File Number: CPA(SS)-2021000022, The Quadrant	BOARD OF COUNTY COMMISSIONERS ST. JOHNS COUNTY, FLORIDA HENRY DEAN, CHAIR
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FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State



September 23, 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. 2022-62, which was filed in this office on September 23, 2022.

Sincerely,

Anya Owens
Program Administrator

ACO/wlh