

ORDINANCE NO. 2022 - 04

**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-B (RES-B), FOR APPROXIMATELY 4.14 ACRES OF LAND LOCATED AT 125 CLATTER BRIDGE ROAD; 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-B (RES-B)**, for approximately 4.14 acres of land located at 125 Clatter Bridge Road; 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.

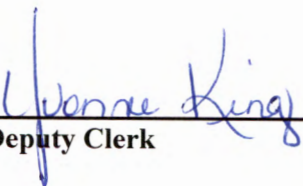
**SECTION 7.** This ordinance shall be recorded in a book of land use regulation ordinances kept and maintained by the Clerk of Court in accordance with Section 125.68, Florida Statutes.

**PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 20th DAY OF September 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:** SEP 22 2022

**Effective Date:** OCT 21 2022



**EXHIBIT A**  
**2025 Future Land Use**  
**From Rural Silviculture**  
**To Residential-B**

**NEW TOWN**

**Subject Property**

**RESIDENTIAL-A**

**RESIDENTIAL-B**

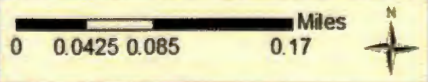
**RESIDENTIAL-B**

**COMMERCIAL**

**PARK/RECREATION**

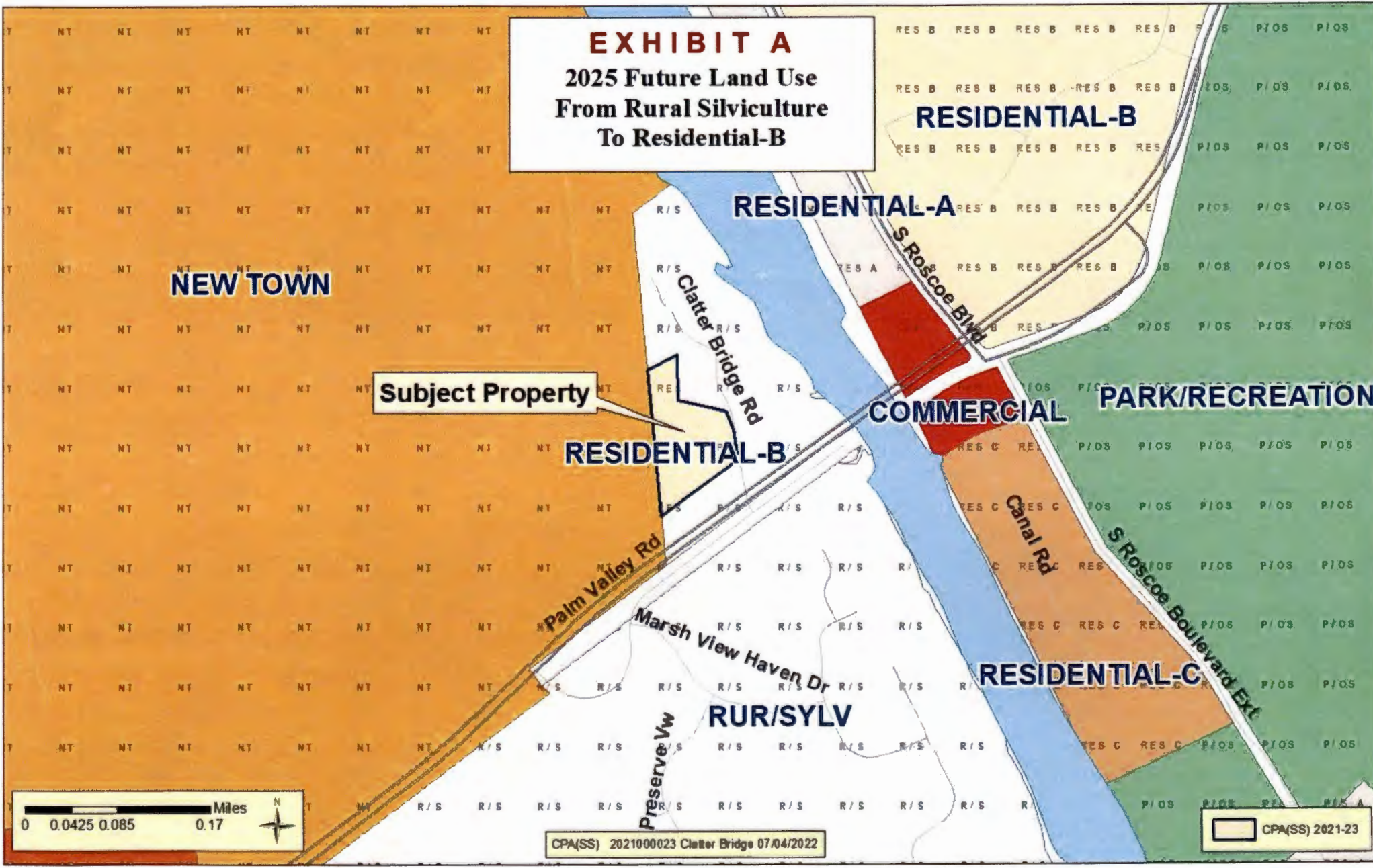
**RESIDENTIAL-C**

**RUR/SYLV**



CPA(SS) 2021000023 Clatter Bridge 07/04/2022

CPA(SS) 2021-23





## Exhibit B

### LEGAL DESCRIPTION

#### CLATTER BRIDGE

A PART OF THE BEN CHAIRES GRANT, SECTION 51, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 835, PAGE 374 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE NORTH  $52^{\circ}59'47''$  EAST, ALONG THE SOUTHERLY LINE OF LAST SAID LANDS, A DISTANCE OF 457.99 FEET TO A POINT ON THE WESTERLY LINE OF A 30 FOOT EASEMENT FOR INGRESS/EGRESS AS SET FORTH IN SAID OFFICIAL RECORDS BOOK 835, PAGE 374; THENCE NORTH  $08^{\circ}02'37''$  WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 149.00 FEET TO AN ANGLE POINT IN SAID WESTERLY LINE; THENCE NORTH  $21^{\circ}58'37''$  WEST, CONTINUING ALONG SAID WESTERLY LINE, A DISTANCE OF 94.23 FEET TO A POINT ON THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 923, PAGE 939 OF SAID PUBLIC RECORDS; THENCE NORTH  $77^{\circ}25'15''$  WEST, DEPARTING SAID WESTERLY LINE AND ALONG THE SOUTHERLY LINE OF LAST SAID LANDS, A DISTANCE OF 236.73 FEET TO THE SOUTHWEST CORNER OF LAST SAID LANDS; THENCE NORTH  $00^{\circ}12'30''$  WEST, ALONG THE WEST LINE OF LAST SAID LANDS, A DISTANCE OF 220 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF LAST SAID LANDS AND THE CENTERLINE OF TIDEWATER CREEK; THENCE WESTERLY, FOLLOWING THE MEANDERINGS OF LAST SAID CENTERLINE, A DISTANCE OF 164 FEET, MORE OR LESS, TO A POINT THAT BEARS NORTH  $05^{\circ}19'08''$  WEST FROM SAID POINT OF BEGINNING; THENCE SOUTH  $05^{\circ}19'08''$  EAST, ALONG THE WEST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 835, PAGE 374, A DISTANCE OF 709 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 4.14 ACRES, MORE OR LESS.

# LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

## PROOF OF PUBLICATION

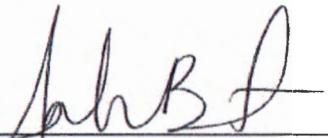
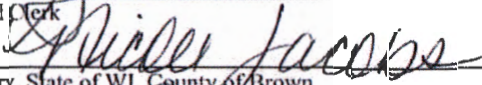
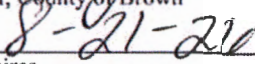
Hart Perkins Firm  
MEGAN PERKINS  
Hart Perkins Firm  
8051 Tara LN  
Jacksonville FL 32216-3019

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:

07/22/2022

and that the fees charged are legal.  
Sworn to and subscribed before on 07/22/2022

  
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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, 9/18/2022 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 RESIDENTIAL-B (RES-B), FOR APPROXIMATELY 4.14 ACRES OF LAND LOCATED AT 125 CLATTER BRIDGE ROAD; 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 4.14 acres and is located on 125 Clatter Bridge, 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)-202100023, 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 GREG MATOVINA, CHAIR	BOARD OF COUNTY COMMISSIONERS ST. JOHNS COUNTY, FLORIDA HENRY DEAN, CHAIR
---------------------------------------------------------------------------------	---------------------------------------------------------------------------------

File Number: CPA(SS)-202100023, Clatter Bridge





**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. 2022-64, which was filed in this office on September 23, 2022.

Sincerely,

Anya Owens  
Program Administrator

ACO/wlh