

ORDINANCE NUMBER: 2022- 68

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 TO NEIGHBORHOOD COMMERCIAL FOR APPROXIMATELY 6.5 ACRES OF LAND LOCATED AT 6951 COUNTY ROAD 16A; 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 **Agricultural-Intensive to Neighborhood Commercial**, for approximately 6.5 acres of land located at 6951 County Road 16A, 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. 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

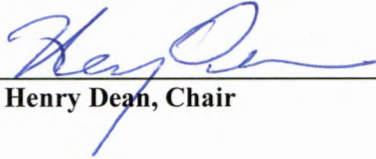
codification and may be authorized by the County Administrator or designee, without public hearing, by filing a corrected or recodified copy of the same with the Clerk of the Board.

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.

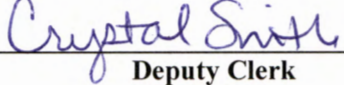
PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 4th DAY OF October 2022.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

BY: 
Henry Dean, Chair

Rendition Date OCT 04 2022

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

BY: 
Deputy Clerk

Effective Date: NOV 05 2022



EXHIBIT A
2025 Future Land Use
From Agricultural Intensive
To Neighborhood Commercial

RUR/SYLV

AGRICULTURE

RESIDENTIAL-C

PUBLIC

AGRICULTURE

RESIDENTIAL-B

RESIDENTIAL-A

RESIDENTIAL-B



CPA(SS) 202200007 Chappell RV/Boat Storage 07/20/2022

CPA(SS) 2022-07

Vicki Towers Dr

Friar Tuck Ln

County Road 16A

Johnells Way

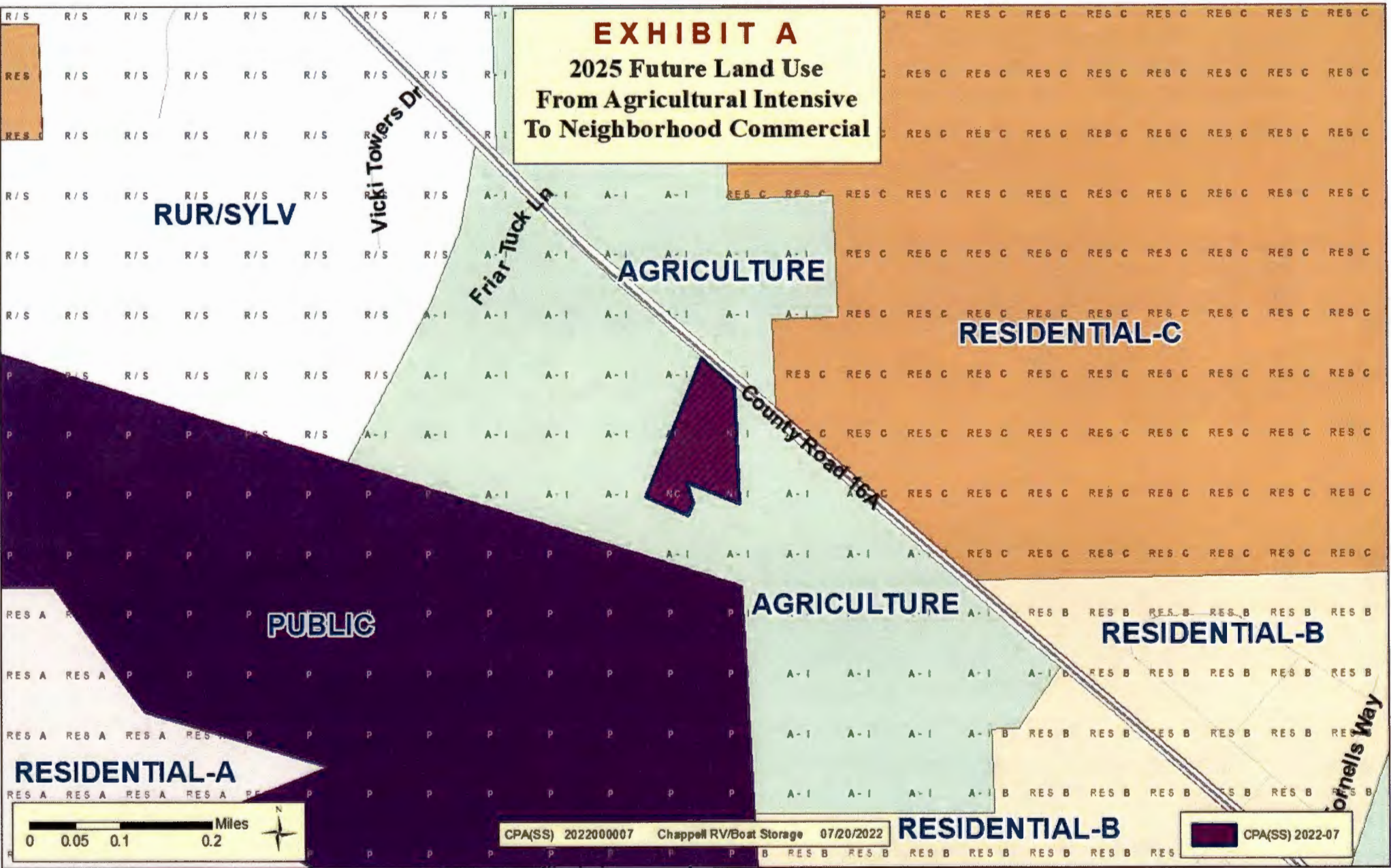


EXHIBIT B: LEGAL DESCRIPTION

A PORTION OF TRACT "A" AND LOT 1, BARTRAM DOWNS UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 48, PAGES 9 THROUGH 13 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT "A" THENCE SOUTH 04°18'51" EAST ALONG THE EAST LINE OF SAID TRACT "A" AND LOT 1, 695.17 FEET TO A POINT ON THE NORTHERLY LINE OF A 50 FOOT WIDE DEVELOPMENT BUFFER AS SHOWN ON SAID PLAT OF BARTRAM DOWNS UNIT TWO; THENCE NORTH 66°26'06" WEST ALONG SAID NORTHERLY LINE, 321.96 FEET TO AN ANGLE POINT; THENCE SOUTH 15°05'21" EAST ALONG THE WESTERLY LINE OF SAID 50 FOOT WIDE DEVELOPMENT BUFFER, 126.33 FEET TO AN ANGLE POINT; THENCE SOUTH 23°22'40" WEST CONTINUING ALONG SAID WESTERLY LINE, 76.05 FEET; THENCE NORTH 66°20'49" WEST, DEPARTING SAID WESTERLY LINE, 263.69 FEET TO A POINT ON THE DIVIDING LINE BETWEEN LOTS 1 AND 2 OF SAID BARTRAM DOWNS UNIT TWO; THENCE NORTH 19°29'58" EAST ALONG SAID DIVIDING LINE AND THE NORTHERLY EXTENSION THEREOF, 858.74 FEET TO A POINT ON THE NORTHERLY LINE OF AFOREMENTIONED TRACT "A" SAME BEING THE SOUTHERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 16-A, BEING A 66 FOOT WIDE RIGHT OF WAY, THENCE SOUTH 50°48'18" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND ALONG THE NORTHERLY LINE OF TRACT "A": 251.61 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAIN 6.51 ACRES, MORE OR LESS.

LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

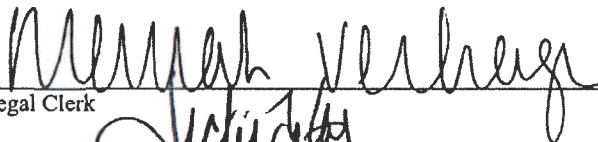
Marie Cohee
Sjc Public Works Admin
2750 Industry Center RD
Saint Augustine FL 32084-0529

STATE OF FLORIDA, COUNTY OF ST JOHNS

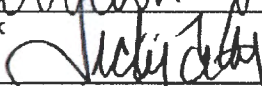
The St Augustine Record, a daily newspaper published in St Johns County, Florida; and of general circulation in St Johns County; and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated or by publication on the newspaper's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

07/22/2022

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



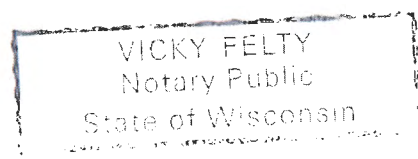
Legal Clerk



Notary, State of WI, County of Brown
9/19/25

My commision expires
Publication Cost: \$239.60
Order No: 7552230 # of Copies:
Customer No: 760059 1
PO #:

THIS IS NOT AN INVOICE!
Please do not use this form for payment remittance.



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, 8/18/2022 at 1:30 p.m.~~ and the St. Johns County Board of County Commissioners on ~~Tuesday, 10/4/2022 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 TO NEIGHBORHOOD COMMERCIAL FOR APPROXIMATELY 6.5 ACRES OF LAND LOCATED AT 6951 COUNTY ROAD 16A; 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 6.5 acres and is located on 6951 CR 16A, 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)-2022000007, 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	HENRY DEAN, CHAIR
File Number: CPA(SS)-2022000007, Chappel RV/Boat Storage	





FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

October 4, 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. 2022-68, which was filed in this office on October 4, 2022.

Sincerely,

Anya Owens
Program Administrator

ACO/wlh