

ORDINANCE NUMBER: 2022- 80

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-I) TO RURAL COMMERCIAL (RC) FOR APPROXIMATELY 8.02 ACRES OF LAND LOCATED AT 8801 COUNTY ROAD 13 S.; 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 (A-I) to Rural Commercial (RC)**, for approximately 8.02 acres of land located at 8801 County Road 13 S., 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

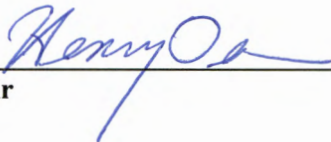
codification and may be authorized by the County Administrator or designee, without public hearing, by filing a corrected or recodified copy of the same with the Clerk of the Board.

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 15th DAY OF November 2022.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

BY: 
Chair

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

BY: 
Deputy Clerk



Rendition Date: NOV 17 2022

Effective Date: DEC 16 2022

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

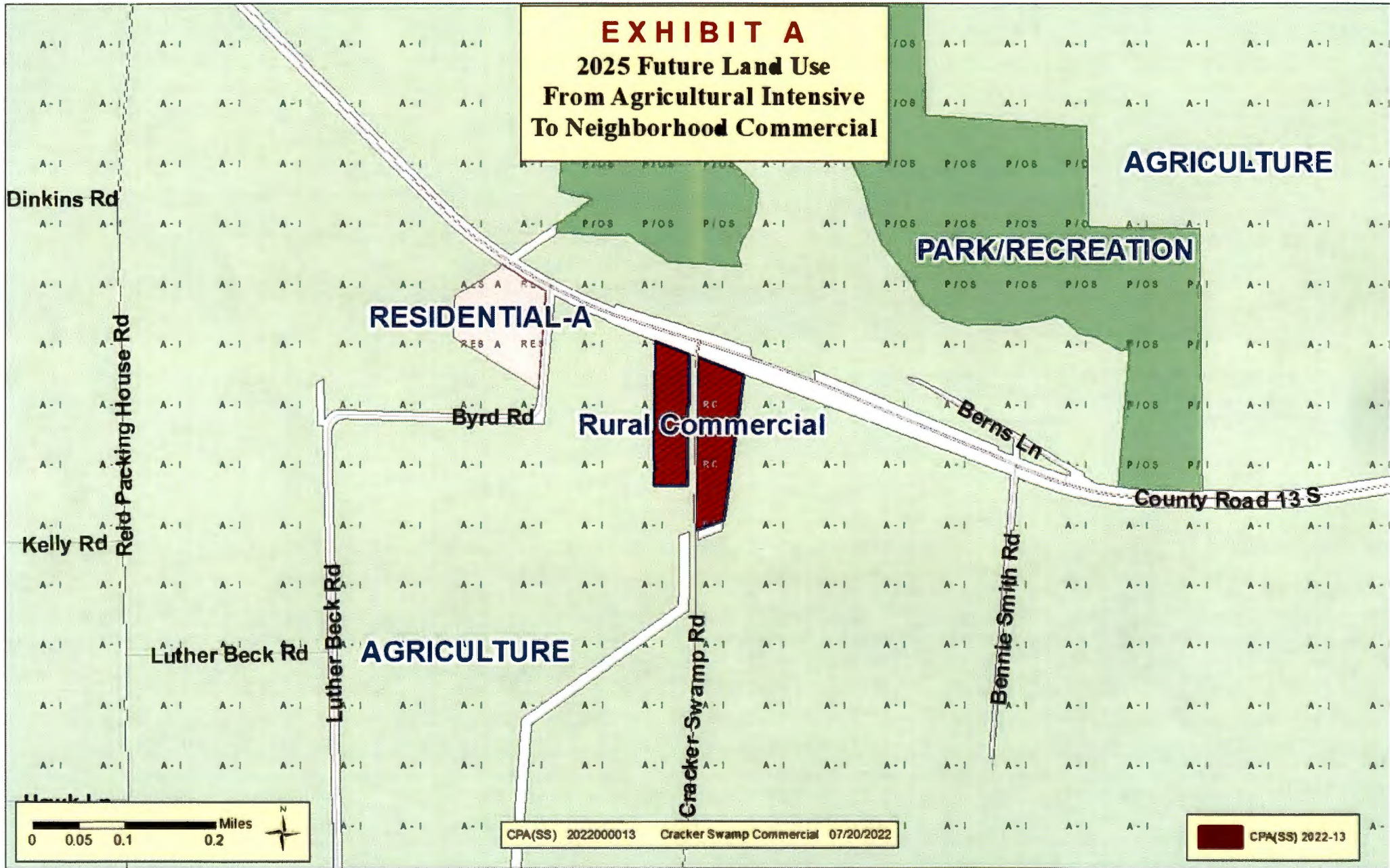


EXHIBIT B
Legal Description
Cracker Swamp Commercial
Small Scale Comprehensive Plan Amendment

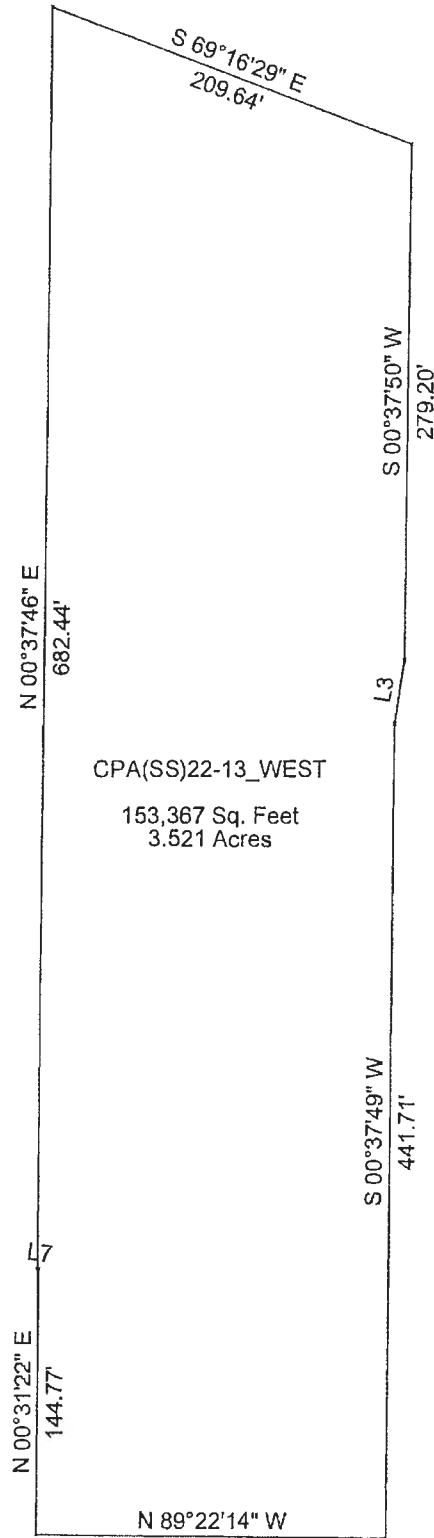
West Parcel

A PORTION OF THOSE LANDS AS INTENDED TO BE DESCRIBED IN OFFICIAL RECORDS BOOK 1548, PAGE 1425, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID LANDS BEING A PORTION OF THE G.I.F. CLARKE GRANT, SECTION 38, TOWNSHIP 9 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A 4"x4" CONCRETE MONUMENT NO IDENTIFICATION, SAID MONUMENT BEING AT THE NORTHEAST CORNER OF THOSE LANDS AS INTENDED TO BE DESCRIBED IN OFFICIAL RECORDS BOOK 2237, PAGE 722, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID CONCRETE MONUMENT ALSO BEING ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 13 (A 100.00 FOOT WIDE RIGHT OF WAY AS PRESENTLY ESTABLISHED); THENCE SOUTH 69°16'29" EAST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 13, A DISTANCE OF 209.64 FEET TO THE WESTERLY MAINTAINED RIGHT OF WAY LINE OF CRACKER SWAMP ROAD (A VARIABLE WIDTH RIGHT OF WAY AS PRESENTLY ESTABLISHED) AS SHOWN ON COUNTY ROAD PLAT BOOK 1, PAGES 17-20 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 00°37'49" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE OF CRACKER SWAMP ROAD, A DISTANCE OF 279.20 FEET; THENCE SOUTH 08°55'09" WEST, CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE OF CRACKER SWAMP ROAD, A DISTANCE OF 34.68 FEET; THENCE SOUTH 00°37'49" WEST, CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE OF CRACKER SWAMP ROAD, A DISTANCE OF 441.71 FEET TO THE NORTHERLY LINE OF THOSE LANDS AS INTENDED TO BE DESCRIBED IN OFFICIAL RECORDS BOOK 1548, PAGE 1425, OF SAID PUBLIC RECORDS; THENCE NORTH 89°22'14" WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 191.00 FEET TO THE EASTERLY LINE OF THOSE LANDS AS INTENDED TO BE DESCRIBED IN OFFICIAL RECORDS BOOK 1641, PAGE 1803, OF SAID PUBLIC RECORDS; THENCE NORTH 00°31'22" EAST, CONTINUING ALONG SAID EASTERLY LINE, A DISTANCE OF 144.77 FEET; THENCE NORTH 83°44'33" WEST, CONTINUING ALONG SAID EASTERLY LINE, A DISTANCE OF 0.59 FEET; THENCE NORTH 00°37'46" EAST, CONTINUING ALONG SAID EASTERLY LINE AND ALONG THE EASTERLY LINE OF THOSE LANDS AS INTENDED TO BE DESCRIBED IN OFFICIAL RECORDS BOOK 2237, PAGE 722, OF SAID PUBLIC RECORDS, A DISTANCE OF 682.44 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 153371 SQUARE FEET OR 3.52 ACRES MORE OR LESS.

EXHIBIT B



CPA(SS) 2022-13 WEST PARCEL		
CRACKER SWAMP COMMERCIAL		
DATE: 07/25/2022	SCALE: 1" = 101'	DRAWN BY: H BARKLEY

TRACT NAME: CPA(SS)22-13_WEST

DESCRIPTION:

DISTANCE UNITS: Feet

POINT OF BEGINNING: N=1943764.35400', E=507345.25600'

TYPE	DIRECTION	DISTANCE	NORTHING	EASTING	DESC
LINE	S 69°16'29" E	209.64'	1943690.16502'	507541.32977'	
LINE	S 00°37'50" W	279.20'	1943410.98193'	507538.25730'	
LINE	S 08°55'09" W	34.68'	1943376.72128'	507532.88048'	
LINE	S 00°37'49" W	441.71'	1942935.03800'	507528.02158'	
LINE	N 89°22'14" W	191.00'	1942937.13626'	507337.03311'	
LINE	N 00°31'22" E	144.77'	1943081.90024'	507338.35400'	
LINE	N 83°44'33" W	0.59'	1943081.96455'	507337.76752'	
LINE	N 00°37'46" E	682.44'	1943764.36336'	507345.26457'	

Area: 153,367 Sq. Feet, 3.521 Acres (Un-balanced)

Perimeter: 1984.03'

Closing line: S 42°27'38" W, 0.01'

Error in closure: 1:156312

EXHIBIT B

East Parcel

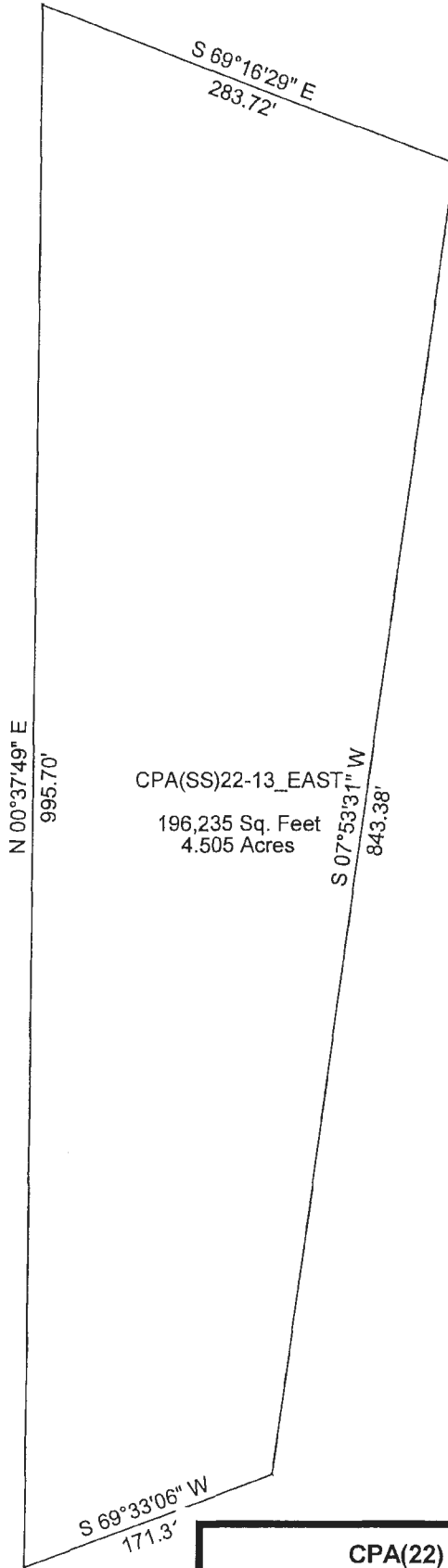
A PORTION OF THOSE LANDS AS INTENDED TO BE DESCRIBED IN OFFICIAL RECORDS BOOK 1548, PAGE 1425, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID LANDS BEING A PORTION OF THE G.I.F. CLARKE GRANT, SECTION 38, TOWNSHIP 9 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT A 4"x4" CONCRETE MONUMENT NO IDENTIFICATION, SAID MONUMENT BEING AT THE NORTHEAST CORNER OF THOSE LANDS AS INTENDED TO BE DESCRIBED IN OFFICIAL RECORDS BOOK 2237, PAGE 722, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID CONCRETE MONUMENT ALSO BEING ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 13 (A 100.00 FOOT WIDE RIGHT OF WAY AS PRESENTLY ESTABLISHED; THENCE SOUTH 69°16'29" EAST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 13, A DISTANCE OF 257.55 FEET TO A 1/2" IRON PIPE IDENTIFIED AS "LB 3824", SAID IRON PIPE BEING ON THE WESTERLY MAINTAINED RIGHT OF WAY LINE OF CRACKER SWAMP ROAD (A VARIABLE WIDTH RIGHT OF WAY) AS SHOWN ON COUNTY ROAD PLAT BOOK 1, PAGES 17-20 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID IRON PIPE ALSO BEING THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 13, SOUTH 69°16'29" EAST, A DISTANCE OF 283.72 FEET TO A 4"x4" CONCRETE MONUMENT NO IDENTIFICATION, SAID CONCRETE MONUMENT BEING AT THE INTERSECTION OF SAID SOUTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 13 WITH THE EASTERLY LINE OF SAID LANDS AS INTENDED TO BE DESCRIBED IN OFFICIAL RECORDS BOOK 1548, PAGE 1425, OF SAID PUBLIC RECORDS; THENCE SOUTH 07°53'31" WEST, ALONG SAID EASTERLY LINE, A DISTANCE OF 843.38 FEET TO A 1/2" IRON PIPE IDENTIFIED AS BEING "LB 6824"; THENCE SOUTH 69°33'06" WEST, A DISTANCE OF 171.31 FEET TO A 1/2" IRON PIPE IDENTIFIED AS BEING "LB 6824", SAID IRON PIPE BEING ON SAID EASTERLY MAINTAINED RIGHT OF WAY LINE OF CRACKER SWAMP ROAD; THENCE NORTH 00°37'49" EAST, ALONG SAID EASTERLY MAINTAINED RIGHT OF WAY LINE OF CRACKER SWAMP ROAD, A DISTANCE OF 995.70 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 196231 SQUARE FEET OR 4.50 ACRES MORE OR LESS.

EXHIBIT B



CPA(SS)22-13_EAST
196,235 Sq. Feet
4.505 Acres

CPA(22) 2022-13 EAST PARCEL		
CRACKER SWAMP COMMERCIAL		
DATE: 07/25/2022	SCALE: 1" = 110'	DRAWN BY: H BARKLEY

TRACT NAME: CPA(SS)22-13_EAST

DESCRIPTION:

DISTANCE UNITS: Feet

POINT OF BEGINNING: N=1943673.83900', E=507588.40600'

TYPE	DIRECTION	DISTANCE	NORTHING	EASTING	DESC
LINE	S 69°16'29" E	283.72'	1943573.43404'	507853.76591'	
LINE	S 07°53'31" W	843.38'	1942738.04188'	507737.96538'	
LINE	S 69°33'06" W	171.31'	1942678.19257'	507577.45003'	
LINE	N 00°37'49" E	995.70'	1943673.83233'	507588.40293'	

Area: 196,235 Sq. Feet, 4.505 Acres (Un-balanced)

Perimeter: 2294.11'

Closing line: N 24°41'09" E, 0.01'

Error in closure: 1:312327

LOCALiQ FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

Karen M Taylor
Karen M Taylor
77 Saragossa St

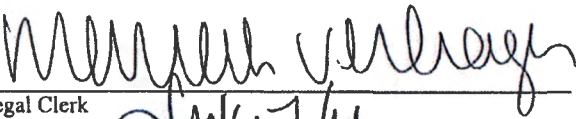
Saint Augustine FL 32084

STATE OF FLORIDA, COUNTY OF ST JOHNS

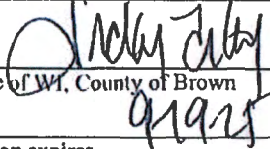
The St Augustine Record, a daily newspaper published in St Johns County, Florida; and of general circulation in St Johns County; and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated or by publication on the newspaper's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

09/09/2022

and that the fees charged are legal.
Sworn to and subscribed before on 09/09/2022



Legal Clerk



Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$479.20
Order No: 7749202 # of Copies:
Customer No: 764117 1
PO #:

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

VICKY FELTY
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, 10/6/2022 at 1:30 p.m.** and the St. Johns County Board of County Commissioners on **Tuesday, 11/15/2022 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-I) TO RURAL COMMERCIAL (RC) FOR APPROXIMATELY 8.02 ACRES OF LAND LOCATED AT 8801 COUNTY ROAD 13 S.; 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 8.02 acres and is located at 8801 CR 13 S, 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)-2022000013, 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 visit St Johns County Facilities Management 2416 Dobbs Rd 32088. 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
ST. JOHNS COUNTY, FLORIDA COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
GREG MATOVINA, CHAIR HENRY DEAN, CHAIR

File Number: CPA(SS)-2022000013, Cracker Swamp Commercial



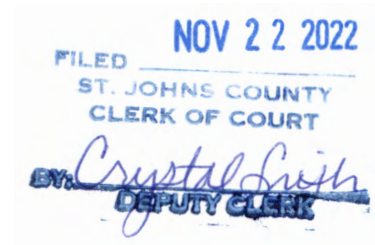


FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

November 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. 2022-80, which was filed in this office on November 18, 2022.

Sincerely,

Anya Owens
Program Administrator

ACO/rra