

ORDINANCE NUMBER: 2022- 85

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 NEIGHBORHOOD COMMERCIAL (NC) FOR APPROXIMATELY 5.06 ACRES OF LAND, LOCATED AT THE CORNER OF COUNTY ROAD 13 NORTH AND PALMO FISH CAMP ROAD; 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 **Neighborhood Commercial (NC)**, on approximately 5.06 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. 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,

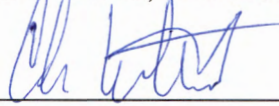
issues a final order determining that the adopted small scale development amendment is in compliance. No development orders, development permits, or development dependent on this amendment may be issued or commence before it has become effective.

SECTION 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.

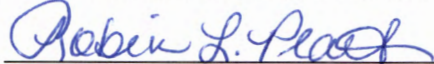
PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 6TH DAY OF DECEMBER 2022.

**BOARD OF COUNTY COMMISSIONERS OF
ST. JOHNS COUNTY, FLORIDA**

BY: 
Christian Whitehurst, Chair

Rendition Date DEC 08 2022

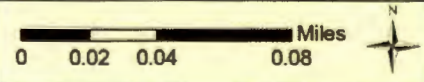
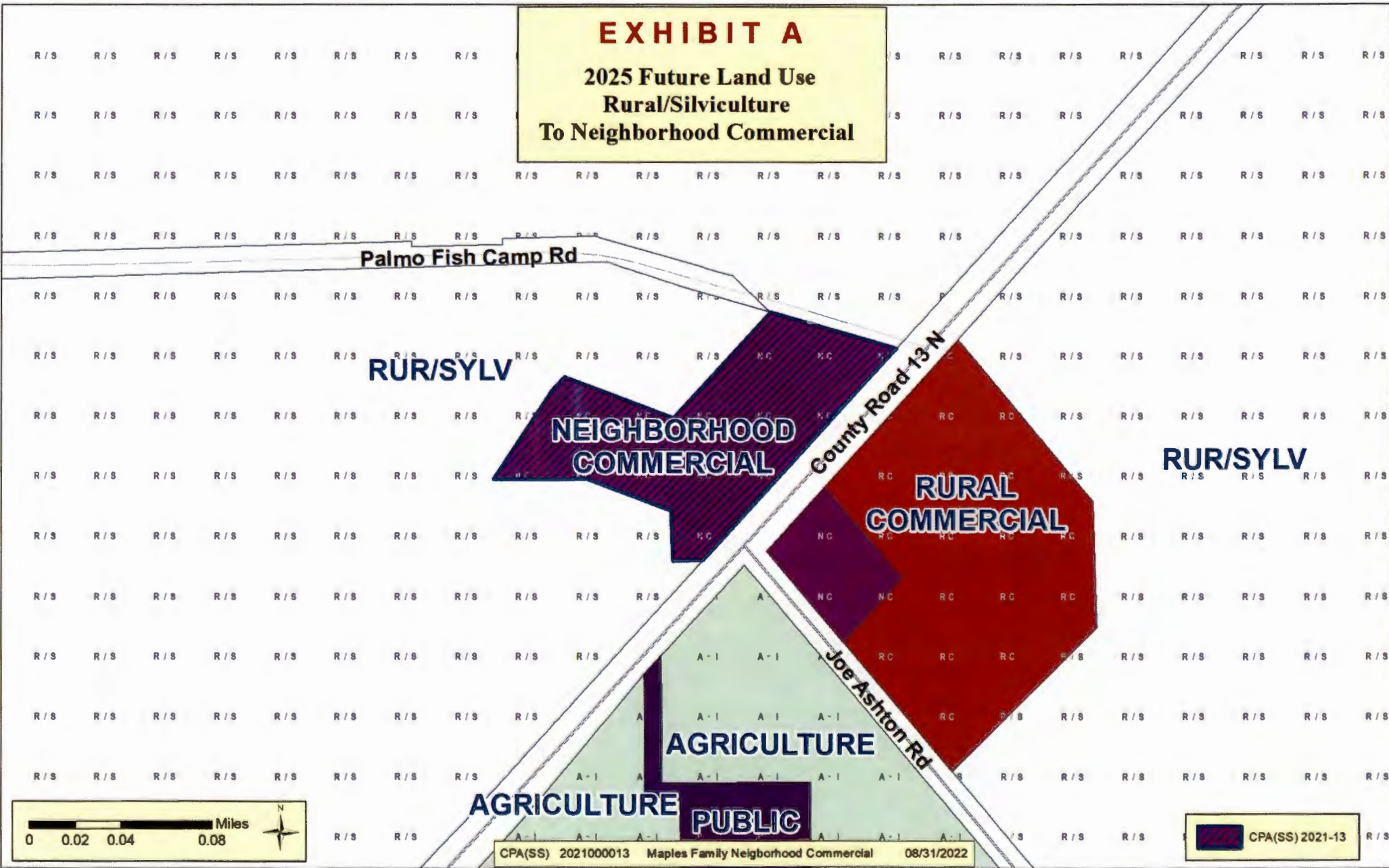
ATTEST: Brandon J. Patty, Clerk of the Circuit Court and Comptroller


BY: 
Deputy Clerk

Effective Date: JAN 20 2023



EXHIBIT A
2025 Future Land Use
Rural/Silviculture
To Neighborhood Commercial



 CPA(SS) 2021-13

MAPLES FAMILY PROPERTY
(PARCEL ID #'S – 013210-0001 / 013210-0340 / 013210-0350)

EXHIBIT B: LEGAL DESCRIPTION

Parcel ID# 013210-0001 and 013210-0350:

A PARCEL OF LAND SITUATED IN SECTION 26, TOWNSHIP 6 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD No. 13 NORTH, AS IT CURRENTLY EXISTS, WITH THE SOUTHERLY RIGHT OF WAY LINE OF PALMO FISH CAMP ROAD, AS IT CURRENTLY EXISTS; THENCE S 42°06'25" W, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD No. 13 NORTH, A DISTANCE OF 320.00 FEET TO THE NORTHEASTERLY CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4524, PAGE(S) 669 OF SAID PUBLIC RECORDS; THENCE N 47°53'35" W, ALONG THE NORTHEASTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4524, PAGE(S) 669, A DISTANCE OF 85.14 FEET TO THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED PARCEL OF LAND; THENCE S 68°21'01" W, ALONG THE NORTHWESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4524, PAGE(S) 669, A DISTANCE OF 188.61 FEET; THENCE S 26°03'16" W, ALONG THE WESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4524, PAGE(S) 669, A DISTANCE OF 140.17 FEET TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2214, PAGE(S) 1694 OF SAID PUBLIC RECORDS; THENCE N 68°41'35" W, ALONG THE NORTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2214, PAGE(S) 1694, A DISTANCE OF 209.68 FEET TO AN ANGLE POINT IN SAID NORTHERLY LINE; THENCE S 88°35'13" W, ALONG THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4306, PAGE(S) 1699 AND SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2214, PAGE(S) 1694 BOTH OF SAID PUBLIC RECORDS, A DISTANCE OF 217.81 FEET TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1147, PAGE(S) 1552 OF SAID PUBLIC RECORDS; THENCE N 33°19'29" E, ALONG THE EASTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1147, PAGE(S) 1552, A DISTANCE OF 245.95 FEET TO THE SOUTHEASTERLY CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1030, PAGE(S) 577 OF SAID PUBLIC RECORDS; THENCE N 43°30'07" E, ALONG THE SOUTHEASTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1030, PAGE(S) 577, A DISTANCE OF 45.74 FEET TO THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4214, PAGE(S) 1172 (PARCEL 2) OF SAID PUBLIC RECORDS; THENCE S 69°03'44" E, ALONG THE SOUTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4214, PAGE(S) 1172 (PARCEL 2), A DISTANCE OF 267.58 FEET TO THE SOUTHEASTERLY CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4214, PAGE(S) 1172 (PARCEL 2); THENCE N 42°08'56" E, ALONG THE EASTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4214, PAGE(S) 1172 (PARCEL 2), A DISTANCE OF 331.44 FEET TO THE NORTHERLY CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4214, PAGE(S) 1172 (PARCEL 2); THENCE S 22°47'28" W, ALONG THE WESTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS

BOOK 347, PAGE 49 OF SAID PUBLIC RECORDS, A DISTANCE OF 199.79 FEET; THENCE S 47°53'35" E, ALONG THE SOUTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 347, PAGE 49, A DISTANCE OF 119.18 FEET TO THE POINT OF BEGINNING.

AND

PART OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 27 EAST ST. JOHNS COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF PALMO ROAD WITH THE WESTERLY LINE OF STATE ROAD No. 13; THENCE SOUTH 42°10'50" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 13 FOR 320 FEET; THENCE NORTH 47°49'10" WEST FOR 204.32 FEET; THENCE NORTH 17°09'50" EAST FOR 200 FEET MORE OR LESS TO THE SOUTHERLY RIGHT OF WAY LINE OF PALMO ROAD; THENCE SOUTH 72°50'10" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE FOR 305 FEET, MORE OR LESS TO POINT OF BEGINNING.

AND

Parcel ID Number: 013210-0340:

Lot 34 ADAIRS UNRECORDED SUBDIVISION, Said parcel of real property also being described as:

Part of Section 26, Township 6, South, Range 27 East, St. Johns County, Florida, known as Lot 34 of an un-recorded plat, being more particularly described as follows:

Commence at the intersection of the Southeasterly right of way line of Palmo Road (60 feet right of way), with the Northerly right of way line of State Road No. 13, (100 feet right of way), run thence South 42 degrees, 10 minutes, 50 seconds West along said Northerly right of way line of State Road No. 13 for 320 feet to the point of beginning; thence continue South 42 degrees, 10 minutes, 50 seconds west for 340 feet; thence South 88 degrees, 47 minutes, 40 seconds West for 70 feet; thence North 1 degree, 12 minutes, 20 seconds West for 115 feet; thence North 26 degrees. 06 minutes, 33 seconds East for 140 feet; thence North 68 degrees, 54 minutes, 26 seconds East for 190 feet; thence South 47 degrees, 49 minutes, 10 seconds East for 85 feet to the point of beginning.

LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION


JAMES WHITEHOUSE
JAMES G. WHITEHOUSE
James G. Whitehouse
104 Sea Grove Main ST
St Augustine FL 32080-6308

STATE OF FLORIDA, COUNTY OF ST JOHNS

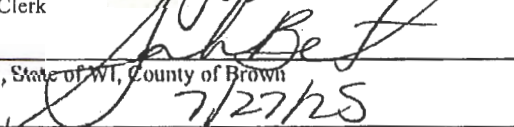
The St Augustine Record, a daily newspaper published in St Johns County, Florida; and of general circulation in St Johns County; and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated or by publication on the newspaper's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

11/09/2022

and that the fees charged are legal.
Sworn to and subscribed before on 11/09/2022



Legal Clerk



Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$239.60

Order No: 8013331

of Copies:

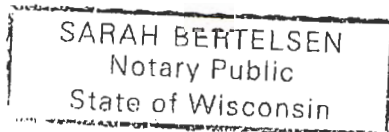
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PO #:

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 St. Johns County Board of County Commissioners on Tuesday, 12/6/2022 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 RURAL/SILVICULTURE (R/S) TO NEIGHBORHOOD COMMERCIAL (NC) FOR APPROXIMATELY 5.06 ACRES OF LAND, LOCATED AT THE CORNER OF COUNTY ROAD 13 NORTH AND PALMO FISH CAMP 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 5.06 acres and is located on Corner of CR 13N & Palmo Fish Camp Road, 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)-2021000013, 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.

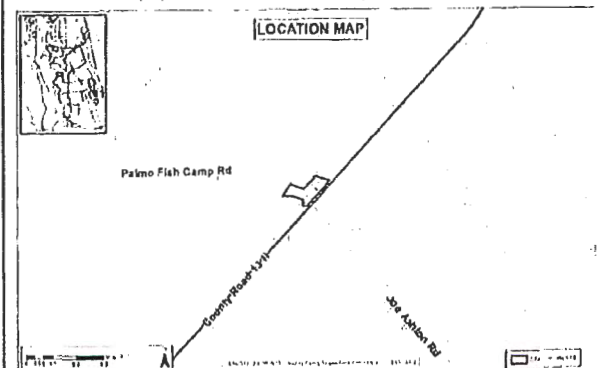
Interested parties may appear at the public hearings to be heard regarding the proposed amendment.

If a person decides to appeal any decision made with respect to any matter considered at such meeting or hearing, 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 the 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 32086. 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)-2021000013, Maples Family Neighborhood Commercial





FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

December 9, 2022

Honorable Brandon Patty
Clerk of Courts
St. Johns County
500 San Sebastian View
St. Augustine, FL 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. 2022-85, which was filed in this office on December 9, 2022.

Sincerely,

Anya Owens
Program Administrator

ACO/rra

