

ORDINANCE NO. 2023 - 14

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) AND RESIDENTIAL-B (RES-B) TO MIXED USE DISTRICT (MD), FOR APPROXIMATELY 20.41 ACRES OF LAND LOCATED AT THE SW CORNER OF EOC DRIVE AND AGRICULTURAL CENTER DRIVE; 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) and Residential-B (RES-B)** to **Mixed Use District (MD)**, for approximately 20.41 acres of land 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.

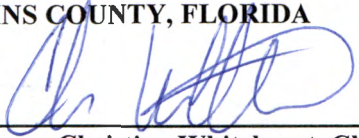
SECTION 5. It is the intent of the St. Johns County Board of County Commissioners that scrivener and typographic errors which do not change the tone or tenor of this Ordinance may be corrected during codification and may be authorized by the County Administrator or designee, without public hearing, by 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.

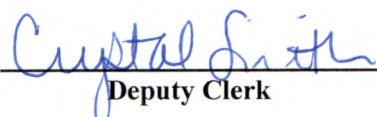
PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 18th DAY OF April 2023.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

BY: 
Christian Whitehurst, Chair

Rendition Date APR 18 2023

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

BY: 
Deputy Clerk

MAY 19 2023

Effective Date: _____



EXHIBIT A
2025 Future Land Use
Rural/Silviculture
and Residential-B
To Mixed Use District

RESIDENTIAL-B

PUBLIC

Range Dr

50C Dr

MIXED USE DISTRICT

RESIDENTIAL-B

RUR/SYLV

Interstate 95

Law Enforcement Way

Green Acres Rd

Usina Rd

**Fo
Ridge Dr
Park Meadows Dr**



CPA(SS) 2022000010 St Johns Commerce Park 07/20/2022

CPA(SS)_2022-10

Exhibit B Legal Description

A PARCEL OF LAND IN SECTIONS 7, 8, 17, AND 18, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

PARCELS "A" AND "B" AS DESCRIBED IN OFFICIAL RECORDS BOOK 3038, PAGE 912, OF THE CURRENT PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL "A"

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF INTERSTATE HIGHWAY 95 (STATION 8240-37.94 CENTERLINE SURVEY I-95) WITH THE CENTERLINE OF STATE ROAD NO. 16, SAID POINT BEARING SOUTH 41 DEGREES 32 MINUTES 30 SECONDS WEST 139.35 FEET FROM THE NORTHEAST CORNER OF SECTION 7 OF SAID TOWNSHIP AND RANGE AS ESTABLISHED BY SURVEY OF D.D. MOODY; THENCE SOUTH 14 DEGREES 35 MINUTES 20 SECONDS EAST ON SAID CENTERLINE OF INTERSTATE HIGHWAY 95, A DISTANCE OF 5,152.60 FEET; THENCE SOUTH 75 DEGREES 24 MINUTES 40 SECONDS WEST 150.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID INTERSTATE HIGHWAY 95; THENCE NORTH 73 DEGREES 56 MINUTES 00 SECONDS WEST 186.00 FEET TO THE SOUTHEAST CORNER OF THAT LAND DESCRIBED IN OFFICIAL RECORDS BOOK 615, PAGE 366, PUBLIC RECORDS OF SAID COUNTY, BEING THE ST. JOHNS COUNTY AGRICULTURAL CENTER; THENCE SOUTH 14 DEGREES 35 MINUTES 20 SECONDS EAST, ON THE WEST LINE OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 874, PAGE 1140, PUBLIC RECORDS OF SAID COUNTY, 27.44 FEET TO THE POINT OF A CURVE TO THE RIGHT WITH RADIUS OF 636.92 FEET; THENCE ON SAID CURVE TO THE RIGHT AND ON SAID WEST LINE OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 874, PAGE 1140, THROUGH A CENTRAL ANGLE OF 03 DEGREES 44 MINUTES 12 SECONDS AN ARC DISTANCE OF 41.54 FEET (CHORD= SOUTH 12 DEGREES 43 MINUTES 14 SECONDS EAST, 41.43 FEET) TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE NORTH 73 DEGREES 56 MINUTES 00 SECONDS WEST 1369.77 FEET; THENCE SOUTH 04 DEGREES 48 MINUTES 25 SECONDS EAST 1,429.96 FEET TO THE NORTH LINE OF THAT LAND DESCRIBED IN OFFICIAL RECORDS BOOK 874, PAGE 1140 OF SAID COUNTY; THENCE NORTH 76 DEGREES 24 MINUTES 40 SECONDS EAST, ON SAID NORTH LINE OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 874, PAGE 1140, A DISTANCE OF 1,182.76 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 736.92 FEET; THENCE ON SAID CURVE TO THE RIGHT AND ON WESTERLY LINE OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 874, PAGE 1140, THROUGH A CENTRAL ANGLE OF 29 DEGREES 42 MINUTES 37 SECONDS AN ARC DISTANCE OF 382.12 FEET (CHORD NORTH 01 DEGREE 00 MINUTES 09 SECONDS EAST 377.86 FEET); THENCE NORTH 15 DEGREES 31 MINUTES 27 SECONDS EAST 100.00 FEET TO THE POINT OF A CURVE TO THE LEFT WITH RADIUS OF 636.92 FEET; THENCE ON SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 26 DEGREES 42 MINUTES 35 SECONDS AN ARC DISTANCE OF 296.91 FEET (CHORD= NORTH 02 DEGREES 30 MINUTES 10 SECONDS EAST 294.23 FEET) TO THE POINT OF BEGINNING.

PARCEL "B"

A PARCEL OF LAND IN SECTION 18, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF INTERSTATE HIGHWAY 95 (STATION 8240-37.94 CENTERLINE SURVEY I-95), WITH THE CENTERLINE OF STATE ROAD NO. 16, SAID POINT BEARING SOUTH 41 DEGREES 32 MINUTES 30 SECONDS WEST 139.35 FEET FROM THE NORTHEAST CORNER OF SECTION 7 OF SAID TOWNSHIP AND RANGE AS ESTABLISHED BY SURVEY OF D.D. MOODY; THENCE SOUTH 14 DEGREES 35 MINUTES 20 SECONDS EAST ON SAID CENTERLINE OF INTERSTATE HIGHWAY 95, A DISTANCE OF 5,152.60 FEET; THENCE SOUTH 75 DEGREES 24 MINUTES 40 SECONDS WEST 150.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID INTERSTATE HIGHWAY 95; THENCE NORTH 73 DEGREES 56 MINUTES 00 SECONDS WEST 186.00 FEET TO THE SOUTHEAST CORNER OF THAT LAND DESCRIBED IN OFFICIAL RECORDS BOOK 615, PAGE 366, PUBLIC RECORDS OF SAID COUNTY, BEING THE ST. JOHNS COUNTY AGRICULTURAL CENTER; THENCE CONTINUING NORTH 73 DEGREES 56 MINUTES 00 SECONDS WEST, ON THE SOUTHERLY LINE OF SAID LAND DESCRIBED IN OFFICIAL RECORDS BOOK 615, PAGE 366, A DISTANCE OF 1,358.66 FEET; THENCE SOUTH 04 DEGREES 48 MINUTES 25 SECONDS EAST 1,514.42 FEET TO THE SOUTH LINE OF THAT LAND DESCRIBED IN OFFICIAL RECORDS BOOK 874, PAGE 1140 OF SAID COUNTY AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE NORTH 76 DEGREES 24 MINUTES 40 SECONDS EAST, ON SAID SOUTH LINE OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 874, PAGE 1140, A DISTANCE OF 282.37 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 18 SECONDS WEST, ON THE WESTERLY LINE OF THAT LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2131, PAGE 1908, A DISTANCE OF 760.28 FEET; THENCE NORTH 73 DEGREES 47 MINUTES 45 SECONDS WEST 609.28 FEET; THENCE NORTH 32 DEGREES 00 MINUTES 39 SECONDS WEST 459.04 FEET; THENCE NORTH 76 DEGREES 24 MINUTES 40 SECONDS EAST 572.96 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCELS (CROSSING A) AND (CROSSING B) AS DESCRIBED IN OFFICIAL RECORDS BOOK 3914, PAGE 854, OF THE CURRENT PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DESCRIPTION (CROSSING A)

A PARCEL OF LAND SITUATED IN SECTION 8, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS; COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF INTERSTATE HIGHWAY 95 WITH THE CENTERLINE OF STATE ROAD NO. 16, SAID INTERSECTION BEARING SOUTH 41°32'30" WEST, 139.35 FEET FROM THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 29 EAST, OF SAID COUNTY, THENCE SOUTH 14°35'20" EAST, ALONG SAID CENTERLINE OF INTERSTATE HIGHWAY 95, A DISTANCE OF 5152.60 FEET; THENCE SOUTH 75°24'40" WEST, A DISTANCE OF 150.00 FEET TO THE WEST RIGHT OF WAY LINE OF SAID HIGHWAY, THENCE NORTH 73°56'00" WEST, A DISTANCE OF 186.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF AGRICULTURAL CENTER DRIVE, AS IT CURRENTLY EXISTS; THENCE SOUTH 14°35'08" EAST, ALONG THE WESTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 874, PAGE 1140 OF THE PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 27.44 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES SOUTH 75°24'40" WEST, A RADIAL DISTANCE OF 636.92 FEET AND HAVING A CHORD BEARING AND CHORD DISTANCE OF SOUTH 09°07'21" EAST, 121.35 FEET; THENCE SOUTHERLY ALONG SAID WESTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 874, PAGE 1140 OF SAID PUBLIC RECORDS AND SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°55'59", A DISTANCE OF 121.54 FEET TO THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED PARCEL: THENCE NORTH 86°20'39" EAST, A DISTANCE OF 20.00 FEET TO A POINT ON A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES SOUTH 35°20'39" WEST, A RADIAL DISTANCE OF 656.92 FEET AND HAVING A CHORD BEARING AND A CHORD DISTANCE OF SOUTH 00°50'31" WEST, 103.03 FEET; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 874, PAGE 1140 OF THE PUBLIC RECORDS AND SAID CURVE THROUGH A CENTRAL ANGLE OF 08°59'44", A DISTANCE OF 103.14 FEET; THENCE NORTH 84°39'37" WEST, A DISTANCE OF 20.00 FEET TO A POINT ON A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES NORTH 84°39'37" WEST, A RADIAL DISTANCE OF 636.92 FEET AND HAVING A CHORD BEARING AND CHORD DISTANCE OF NORTH 00°50'31" EAST, 99.90 FEET; THENCE NORTHERLY ALONG SAID WESTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 874, PAGE 1140 OF THE PUBLIC RECORDS AND SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°59'44", A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING. THE AFORE DESCRIBED PARCEL CONTAINS 2031.36 SQUARE FEET OR 0.05 ACRES, MORE OR LESS.

DESCRIPTION (CROSSING B)

A PARCEL OF LAND SITUATED IN SECTION 8, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF INTERSTATE HIGHWAY 95 WITH THE CENTERLINE OF STATE ROAD NO. 16, SAID INTERSECTION BEARING SOUTH 41°32'30" WEST, 139.35 FEET FROM THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 29 EAST, OF SAID COUNTY; THENCE SOUTH 14°35'20" EAST, ALONG SAID CENTERLINE OF INTERSTATE HIGHWAY 95, A DISTANCE OF 5,152.60 FEET; THENCE SOUTH 75°24'40" WEST, A DISTANCE OF 150.00 FEET TO THE WEST RIGHT OF WAY LINE OF SAID HIGHWAY; THENCE NORTH 73°56'00" WEST, ALONG THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 615, PAGE 366 OF THE PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 1,544.66 FEET; THENCE SOUTH 04°48'25" EAST, ALONG THE EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2574, PAGE 1558 OF SAID PUBLIC RECORDS, A DISTANCE OF 1,494.17 FEET; THENCE NORTH 76°24'40" EAST, ALONG THE NORTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 874, PAGE 1140 OF SAID PUBLIC RECORDS, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED PARCEL: THENCE CONTINUE EASTERLY ALONG SAID LINE, A DISTANCE OF 100.00 FEET; THENCE SOUTH 13°35'20" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 76°24'40" WEST, ALONG THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 874, PAGE 1140 OF SAID PUBLIC RECORDS, A DISTANCE OF 100.00 FEET; THENCE NORTH 13°35'20" WEST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING. THE AFORE DESCRIBED PARCEL CONTAINS 2,000.00 SQUARE FEET OR 0.05 ACRES, MORE OR LESS.

LESS AND EXCEPT:

THAT CERTAIN DEED OF DEDICATION RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 3066, PAGE 1843, OF THE CURRENT PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN SECTION 7, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING A PART OF THAT LAND DESCRIBED IN OFFICIAL RECORDS 2966, PAGE 1090 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF INTERSTATE HIGHWAY 95 (STATION 8240 + 37.94 CENTER LINE SURVEY 1-95) WITH THE CENTERLINE OF STATE ROAD 18, THENCE SOUTH 14°38'28" EAST ALONG SAID CENTERLINE OF INTERSTATE HIGHWAY 95, A DISTANCE OF 3,915.71 FEET; THENCE SOUTH 75°21'32" WEST, A DISTANCE OF 150.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID INTERSTATE HIGHWAY 95; THENCE NORTH 73°59'08" WEST, A DISTANCE OF 186.00 FEET TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS 813, PAGE 366 OF SAID PUBLIC RECORDS AND THE WESTERLY RIGHT OF WAY LINE OF AGRICULTURAL CENTER DRIVE AS DESCRIBED IN OFFICIAL RECORDS 732, PAGE 437 OF SAID PUBLIC RECORDS; THENCE SOUTH 14°37'05" EAST, ALONG THE WESTERLY RIGHT OF WAY OF SAID AGRICULTURAL CENTER DRIVE, A DISTANCE OF 1,236.79 FEET; THENCE NORTH 73°58'31" WEST, ALONG THE SOUTH LINE OF SAID OFFICIAL RECORDS 813, PAGE 366, A DISTANCE OF 1,358.59 FEET TO THE WEST LINE OF 60 FOOT STRIP AS DESCRIBED IN OFFICIAL RECORDS 2784, PAGE 252 OF SAID PUBLIC RECORDS AND THE EAST LINE OF THAT LAND DESCRIBED IN OFFICIAL RECORDS 2574, PAGE 1558 OF SAID PUBLIC RECORDS; THENCE SOUTH 04°50'23" EAST ALONG SAID WEST AND EAST LINE, A DISTANCE OF 64.21 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 73°58'31" EAST, ALONG THE SOUTH LINE OF SAID 60 FOOT STRIP, A DISTANCE OF 25.00 FEET; THENCE SOUTH 50°35'33" WEST, A DISTANCE OF 28.37; THENCE NORTH 04°50'23" WEST ALONG SAID WEST AND EAST LINE, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING. CONTAINING 292 SQUARE FEET, MORE OR LESS.

LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

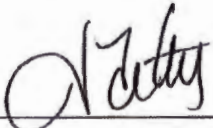
Brad Wester
Brad Wester
1 Independent DR # 1200
Jacksonville FL 32202-5014

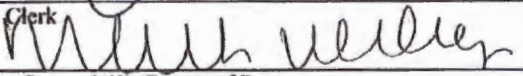
STATE OF FLORIDA, COUNTY OF ST JOHNS

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:

02/21/2023

and that the fees charged are legal.
Sworn to and subscribed before on 02/21/2023



Legal Clerk


Notary, State of WI, County of Brown 8.25.26

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Park PZA 3.16.23 and BCC

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MARIAH VERHAGEN
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, 3/16/2023 at 1:30 p.m.** and the St. Johns County Board of County Commissioners on **Thursday, 3/16/2023 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) AND RESIDENTIAL-B (RES-B) TO MIXED USE DISTRICT (MD), FOR APPROXIMATELY 20.41 ACRES OF LAND LOCATED AT THE SW CORNER OF EOC DRIVE AND AGRICULTURAL CENTER DRIVE; 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 20.41 acres and is located on unaddressed parcels located at the SW Corner of EOC Drive and Agricultural Center Dr, 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)-2022000010, 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 or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Any evidence, testimony, and argument which is offered utilizing CMT shall be afforded equal consideration as if were offered in person and shall be subject to the same objections.

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
ST. JOHNS COUNTY, FLORIDA
GREG MATOVINA, CHAIR
FILE NUMBER: CPA(SS)-2022000010, St. Johns
Commerce Park

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
CHRISTIAN WHITEHURST, CHAIR





FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

April 24, 2023

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 County Ordinance No. 2023-14, which was filed in this office on April 20, 2023.

Sincerely,

Anya Owens
Program Administrator

ACO/wlh

FILED APR 20 2023
St. Johns County
Clerk of Court

By: Crystal Smith
Deputy Clerk