

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-A (RES-A) WITH A TEXT AMENDMENT LIMITING THE PROPERTY TO A MAXIMUM OF SIX (6) SINGLE-FAMILY DWELLING UNITS, FOR APPROXIMATELY 20 ACRES OF LAND LOCATED AT 1660 AND 1740 CR 13A NORTH; 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-A (RES-A)** with a **text amendment limiting the property to a maximum of six (6) single-family dwelling units**, for approximately 20 acres of land as described and shown on the attached **EXHIBITS A, B, and C.**

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.

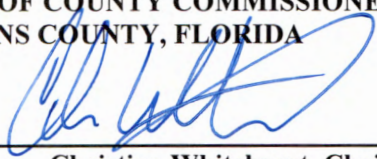
SECTION 5. It is the intent of the St. Johns County Board of County Commissioners that scribes and typographic errors which do not change the tone or tenor of this Ordinance may be corrected during codification and may be authorized by the County Administrator or designee, without public hearing, by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

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 6th DAY OF June 2023.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

BY: 
Christian Whitehurst, Chair

Rendition Date JUN 06 2023

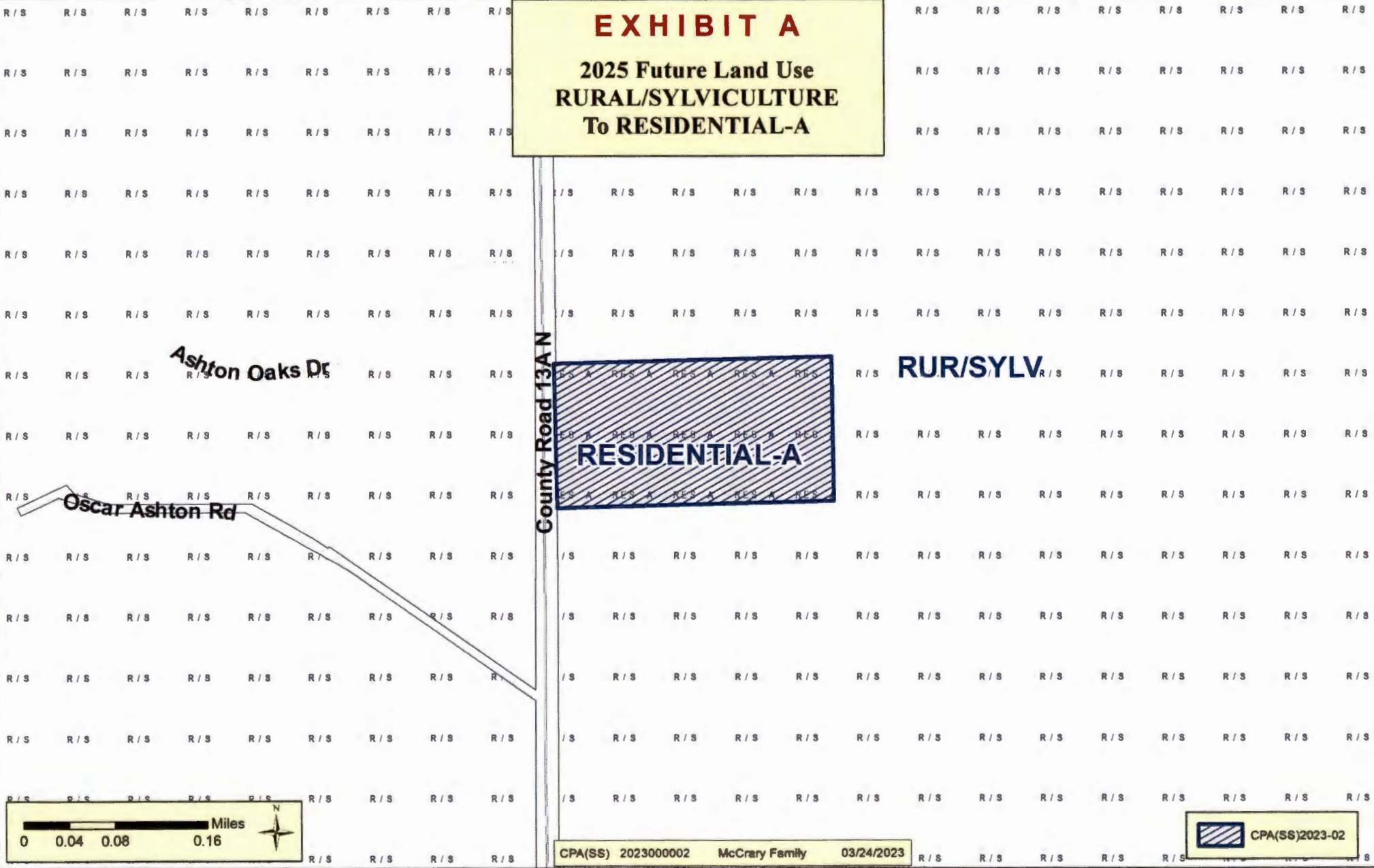
ATTEST: Brandon J. Patty, Clerk of the Circuit Court & Comptroller

BY: 
Deputy Clerk

Effective Date: JUL 07 2023



EXHIBIT A
2025 Future Land Use
RURAL/SYLVICULTURE
To RESIDENTIAL-A



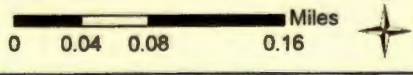
County Road 13A N

Ashton Oaks Dr

Oscar Ashton Rd

RUR/SYLV

RESIDENTIAL-A



CPA(SS) 202300002 McCrary Family 03/24/2023

CPA(SS)2023-02

McCRARY FAMILY – CPA(SS) 2023-02

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4; THENCE ON THE SOUTH LINE THEREOF RUN NORTH 88 DEGREES 31 MINUTES 47 SECONDS EAST 55.01 FEET TO THE EAST LINE OF COUNTY ROAD NO. C-13-A AND THE POINT OF BEGINNING; THENCE CONTINUE ON SAID SOUTH LINE NORTH 88 DEGREES 31 MINUTES 47 SECONDS EAST 1259.59 FEET TO THE EAST LINE OF SAID SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE ON LAST SAID LINE NORTH 00 DEGREES 47 MINUTES 58 SECONDS WEST 661.63 FEET TO THE NORTH LINE OF SAID SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE ON LAST SAID LINE SOUTH 88 DEGREES 33 MINUTES 26 SECONDS WEST 1264.62 FEET TO SAID EAST LINE OF COUNTY ROAD NO. C-13-A; THENCE ON LAST SAID LINE SOUTH 01 DEGREE 14 MINUTES 05 SECONDS EAST 662.20 FEET TO THE POINT OF BEGINNING, BEING 19.17 ACRES, MORE OR LESS, IN AREA.

This legal description defines the area of land for the Small Scale Comprehensive Plan Amendment. This legal description does not include any encumbrances or title defects and has been created without a title search.

McCRARY FAMILY

CPA(SS) 2023-02

A.1.11.1(m)(8)(____) Site-Specific Limitations on Density/Intensity

- () The McCrary Family property legally described in Ordinance No. 2023-²⁰ is assigned the future land use designation of Residential-A as shown on the Future Land Use Map. Residential uses on the McCrary Family property shall be limited to a maximum of 6 single-family residential dwelling units. Proposed changes to increase the allowed development density are subject to the provisions of Chapter 163, Florida Statutes, regarding amendments to the Comprehensive Plan.

LOCALIQ FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

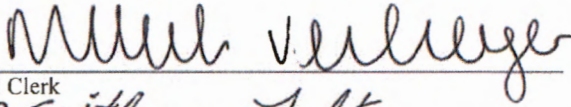
Marie Colee
St Johns Law Group
104 Sea Grove Main ST
St Augustine FL 32080-6308

STATE OF FLORIDA, COUNTY OF ST JOHNS

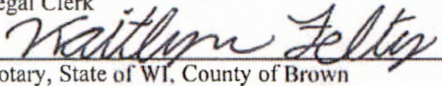
The St Augustine Record, a daily newspaper published in St Johns County, Florida; and of general circulation in St Johns County; and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated or by publication on the newspaper's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

04/11/2023

and that the fees charged are legal.
Sworn to and subscribed before on 04/11/2023



 Legal Clerk



 Notary, State of WI, County of Brown

3/7/27

 My commision expires

Publication Cost: \$239.60
 Order No: 8670737 # of Copies:
 Customer No: 811586 1
 PO #: CPA (SS) 2023-02 McCrary

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KAITLYN 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, 5/4/2023 at 1:30 p.m., and the St. Johns County Board of County Commissioners on Tuesday, 6/6/2023 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) TO RESIDENTIAL-A (RES-A) WITH A TEXT AMENDMENT LIMITING THE PROPERTY TO A MAXIMUM OF SIX (6) SINGLE-FAMILY DWELLING UNITS, FOR APPROXIMATELY 20 ACRES OF LAND LOCATED AT 1660 AND 1740 CR 13A NORTH; 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 acres and is located at 1660 and 1740 CR 13A N., 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)-2023000002, 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.

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 St. Johns County Facilities Management, 2416 Dobbs Road, St. Augustine, FL 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	CHRISTIAN WHITEHURST, CHAIR
File Number: CPA(SS)-2023000002, McCrary Family	





FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

June 7, 2023

FILED JUN 07 2023
St. Johns County
Clerk of Court

By: Crystal Smith
Deputy Clerk

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. 2023-20, which was filed in this office on June 7, 2023.

Sincerely,

Anya Owens
Administrative Code and Register Director

ACO/wlh