

ORDINANCE NO. 2023 - 25

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 FIVE (5) SINGLE-FAMILY DWELLING UNITS, FOR APPROXIMATELY 19.81 ACRES OF LAND LOCATED ON STATE ROAD 16, EAST OF SHANDS BRIDGE; 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)**, for approximately 19.81 acres of land located on SR 16, east of Shands Bridge; as described and shown on the attached **EXHIBITS A, and 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.

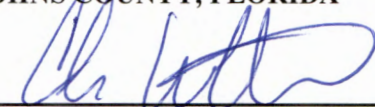
SECTION 5. It is the intent of the St. Johns County Board of County Commissioners that scribes and typographic errors which do not change the tone or tenor of this Ordinance may be corrected during codification and may be authorized by the County Administrator or designee, without public hearing, by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

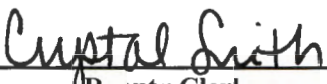
PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 18th DAY OF July 2023.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

BY: 
Christian Whitehurst, Chair

Rendition Date JUL 19 2023

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

BY: 
Deputy Clerk

Effective Date: AUG 18 2023

RESIDENTIAL-A

EXHIBIT A
2025 Future Land Use
From Rural Silviculture
To Residential-A

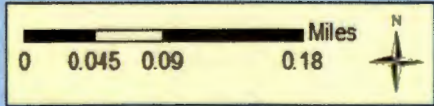
RUR/SYLV

RUR/SYLV

Subject Property

RESIDENTIAL-A

RUR/SYLV



CPA(SS) 202100009 Little Florence Cove 1 05/23/2023

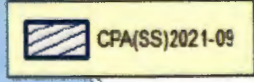


Exhibit B
Legal Description

A PORTION OF GOVERNMENT LOT 3, SECTION 8, TOWNSHIP 6 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF LOT 22 AS SHOWN ON PLAT OF SHANDS LANDING RECORDED IN MAP BOOK 21, PAGES 93 AND 94 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE SOUTH 01°50'59" EAST, ALONG THE WEST LINE OF SAID SHANDS LANDING, A DISTANCE OF 93.41 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°50'59" EAST, ALONG SAID WEST LINE OF SHANDS LANDING, A DISTANCE OF 1220 FEET MORE OR LESS TO THE WATERS OF THE ST. JOHNS RIVER; THENCE WESTERLY AND SOUTHWESTERLY ALONG SAID WATERS A DISTANCE OF 1576 FEET, MORE OR LESS TO THE LINE DIVIDING SAID GOVERNMENT LOT 3 IN SECTION 8 AND SECTION 38, TOWNSHIP 6 SOUTH, RANGE 27 EAST; THENCE NORTH 29°48'30" EAST, A DISTANCE OF 1029 FEET, MORE OR LESS TO THE SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE OF STATE ROAD NO. 23 AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 79293; THENCE NORTH 56°12'02" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 167.50 FEET TO THE POINT OF CURVATURE OF A CURVE; THENCE NORTHEASTERLY, ALONG THE ARC OF A CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 2454.00 FEET, AN ARC DISTANCE OF 947.96 FEET TO THE SOUTHWEST CORNER OF PARCEL 128, PART "C" AS DESCRIBED IN OFFICIAL RECORDS BOOK 4419, PAGE 818 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY FLORIDA, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 45°08'02" EAST, 942.08 FEET; THENCE SOUTH 53°28'29" EAST, ALONG THE SOUTHWEST LINE OF LAST SAID LANDS, A DISTANCE OF 72.84 FEET TO THE POINT OF BEGINNING.

Exhibit C
Little Florence Cove Residential
Text Policy Amendment

The property located on State Road 16, identified as parcel # 0113100000, approximately 19.81 acres, is assigned a future designation of Residential – A. Development shall not exceed 5 dwelling units.

LOCALiQ FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

Matthew Lahti
Matthew Lahti
Matthew Lahti
2225 A1a S # A 2
St Augustine FL 32080-6374

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a Main Legal CLEGL, was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

05/09/2023

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 05/09/2023

Legal Clerk

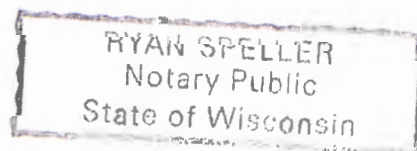
Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$239.60
Order No: 8789119 # of Copies: 1
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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, 6/1/2023 at 1:30 p.m.**, and the St. Johns County Board of County Commissioners on **Tuesday, 7/18/2023 at 9:00 a.m.**, will each hold public hearings, as follows: The Planning and Zoning Agency in 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), FOR APPROXIMATELY 19.81 ACRES OF LAND LOCATED ON STATE ROAD 16, EAST OF SHANDS BRIDGE; 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 19.81 acres and is located South of SR 16/SR 13 N merger, half mile east of the Shands Bridge, 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)-202100009, 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.

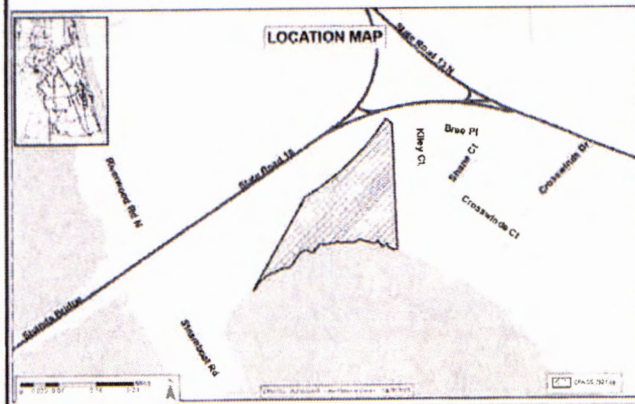
NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS:

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 ST. JOHN'S COUNTY, FLORIDA
 GREG MATOVINA, CHAIR

BOARD OF COUNTY COMMISSIONERS ST. JOHN'S COUNTY, FLORIDA
 CHRISTIAN WHITEHURST, CHAIR

File Number: CPA(SS)-202100009, Little Florence Drive





FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

July 20, 2023

FILED JUL 20 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. 2023-25, which was filed in this office on July 20, 2023.

Sincerely,

Anya Owens
Administrative Code and Register Director

ACO/wlh