

ORDINANCE NUMBER: 2023-37

**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-B (RES-B) FOR APPROXIMATELY 580.9 ACRES OF LAND, LOCATED SOUTH OF GREENBRIAR ROAD AND WEST OF LONGLEAF PINE PARKWAY, WITH A SITE SPECIFIC TEXT AMENDMENT STATING THAT IN LOCATIONS WHERE THE SUBJECT PROPERTY IS CONTIGUOUS TO THE LANDINGS AT GREENBRIAR SITE, NO DEVELOPMENT EDGES WILL BE REQUIRED; 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 **Residential-B (Res-B)**, for approximately 580.9 acres of land located south of Greenbriar Road and west of Longleaf Pine Parkway, with a site specific text amendment stating required Development Edges will not be required in locations where the subject property is contiguous to The Landings at Greenbriar site; as described on the attached **EXHIBITS A, B, and C**.

**SECTION 3.** 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 4.** 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 5.** 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.

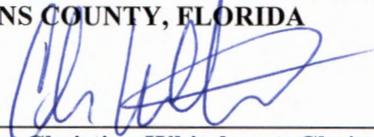
**SECTION 6.** It is the intent of the St. Johns County Board of County Commissioners that scrivener and typographic errors which do not change the tone or tenor of this Ordinance may be corrected during codification and may be authorized by the County Administrator or designee, without public hearing, by filing a corrected or recodified copy of the same with the Clerk of the Board.

**SECTION 7.** The effective date of this plan amendment, if the amendment is not timely challenged, shall be the date the state land planning agency posts a notice of intent determining that this amendment complies. If the amendment is timely challenged, or if the state land planning agency issues a notice of intent determining that this amendment is not in compliance, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or development dependent on this amendment may be issued or commence before it has become effective.

**SECTION 8.** 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 5th DAY OF September 2023.**

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

BY:   
Christian Whitehurst, Chair

Rendition Date SEP 06 2023

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

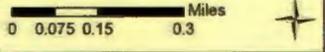
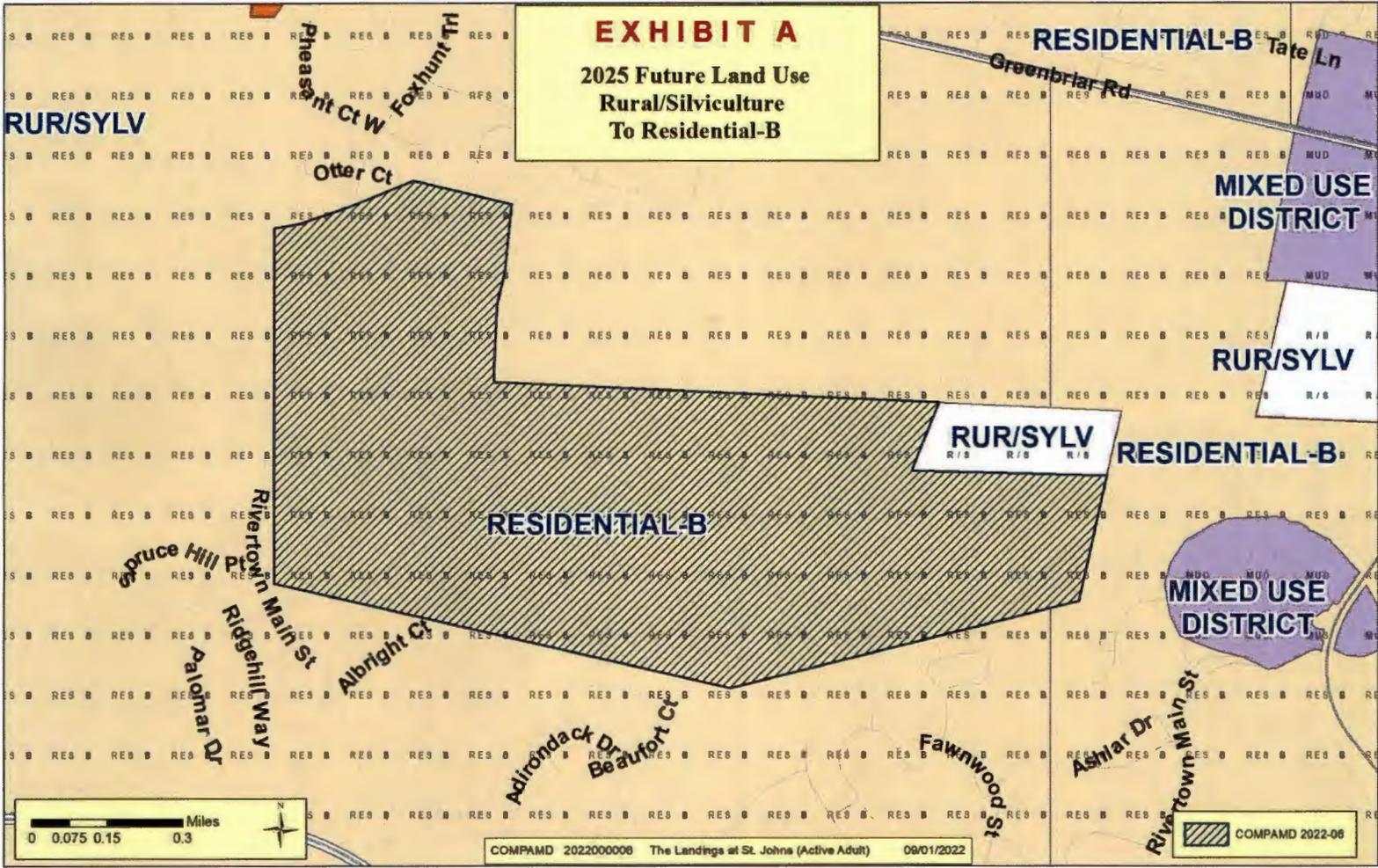
BY:   
Deputy Clerk

Effective Date: NOV 10 2023



# EXHIBIT A

2025 Future Land Use  
Rural/Silviculture  
To Residential-B



COMPAMD 202200008 The Landings at St. Johns (Active Adult) 09/01/2022

COMPAMD 2022-06

October 26, 2021

Work Order No. 21-434.00  
File No. 128C-23.00A

## Exhibit B: Legal Description

A portion of Section 44 of the Francis P. Fatio Grant, Township 5 South, Range 26 East, together with a portion of Section 39 of the Francis P. Fatio Grant, Township 5 South, Range 27 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Southwesterly corner of Lot 60, as depicted on Greenbriar Section One, a plat recorded in Map Book 14, pages 57 and 58, of the Public Records of said county, said corner lying on the Westerly line of said Greenbriar Section One; thence South  $00^{\circ}00'19''$  West, along said Westerly line, 2196.01 feet to the Southwesterly corner thereof and the Point of Beginning.

From said Point of Beginning, thence Easterly along the Southerly line of said Greenbriar Section One the following 4 courses: Course 1, thence North  $81^{\circ}27'44''$  East, departing said Westerly line, 265.83 feet; Course 2, thence North  $71^{\circ}08'42''$  East, 576.79 feet; Course 3, thence North  $68^{\circ}03'47''$  East, 705.28 feet; Course 4, thence South  $76^{\circ}29'16''$  East, 385.65 feet to the Southeasterly corner thereof; thence South  $76^{\circ}27'59''$  East, along the Southerly line of Bartram Ranch-Phase 2, a plat recorded in Map Book 103, pages 73 through 79, of said Public Records, a distance of 666.42 feet; thence South  $06^{\circ}02'36''$  West, continuing along said Southerly line of Bartram Ranch-Phase 2 and along the boundary line of those lands described in School Concurrency Proportionate Share Mitigation Agreement, recorded in Official Records Book 3293, page 1236, of the Public Records of said county, 701.43 feet; thence along the boundary line of said School Concurrency Proportionate Share Mitigation Agreement the following 3 courses: Course 1, thence South  $12^{\circ}30'53''$  West, 346.83 feet; Course 2, thence South  $03^{\circ}10'59''$  West, 708.00 feet; Course 3, thence South  $03^{\circ}09'59''$  East, 112.14 feet; thence South  $87^{\circ}26'15''$  East, along said boundary line and its Easterly prolongation, 4665.78 feet; thence South  $22^{\circ}09'33''$  West, 771.78 feet; thence South  $88^{\circ}40'53''$  East, 2043.66 feet to a point lying on the boundary line of Parcel "A", as described and recorded in Official Records Book 3863, page 1633, of said Public Records; thence South  $12^{\circ}48'12''$  West, along said boundary line and along the Westerly line of Tract "C-1", as depicted on Enclave at Rivertown-Phase Two-A, a plat recorded in Map Book 83, pages 10 through 31, of said Public Records, a distance of 1338.84 feet to an angle point on said Westerly line of Tract "C-1"; thence South  $75^{\circ}55'11''$  West, continuing along said Westerly line of Tract "C-1", along the Northerly line of Arbors at Rivertown-Phase One, a plat recorded in Map Book 101, pages 52 through 68, of said Public Records, and along said boundary line of Parcel "A", a distance of 3755.76 feet; thence North  $77^{\circ}09'43''$  West, continuing along said boundary line, 4900.05 feet; thence North  $00^{\circ}00'19''$  East, continuing along said boundary line, 3712.61 feet to the Point of Beginning.

Containing 580.99 acres, more or less.

**Exhibit C: The Landings at St. Johns (Active-Adult)**

**Comprehensive Plan Site-Specific Text Policy**

**Comprehensive Plan Land Use Element – Policy A.1.11.1(m)(8)\_\_\_**

The property known as The Landings at St. Johns (Active Adult) (COMPAMD 2022-06) (the “Property”) is contiguous to other land owned by the same owner known as “The Landings at Greenbriar” Site. In locations where the Property is contiguous to The Landings at Greenbriar Site, no Development Edge will be required within either the Property or The Landings at Greenbriar Site. The Property will be required to provide Development Edges where it is contiguous to land owned by others.

# LOCALIQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

## PROOF OF PUBLICATION

England Thims & Miller Inc  
England Thims & Miller Inc  
14775 Old Saint Augustine Rd

Jacksonville FL 32258

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:

07/12/2023

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 07/12/2023

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$239.60

Order No: 9038165

# of Copies:

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**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*

MARIAH VERHAGEN  
Notary Public  
State of Wisconsin

# NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF A PROPOSED 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, 8/3/2023 at 1:30 p.m.**, and the St. Johns County Board of County Commissioners on **Tuesday, 9/5/2023 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 adoption of a proposed 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 adopt the same proposed 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-B (RES-B) FOR APPROXIMATELY 580.9 ACRES OF LAND, LOCATED SOUTH OF GREENBRIAR ROAD AND WEST OF LONGLEAF PINE PARKWAY, WITH A SITE SPECIFIC TEXT AMENDMENT STATING THAT IN LOCATIONS WHERE THE SUBJECT PROPERTY IS CONTIGUOUS TO THE LANDINGS AT GREENBRIAR SITE, NO DEVELOPMENT EDGES WILL BE REQUIRED; 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 580.9 acres and is located on the south side of Greenbriar Rd., approximately one mile west of Longleaf Pine Pkwy., 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 COMPAMD-2022000006, 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.

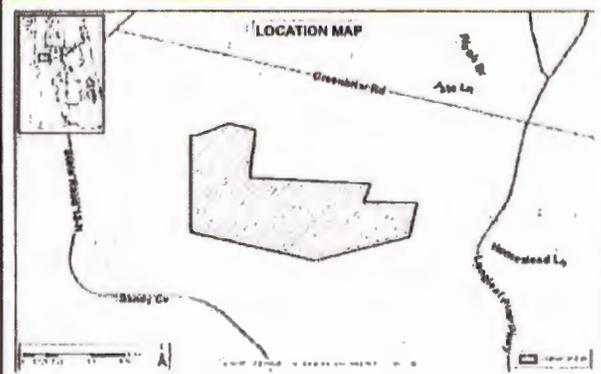
Interested parties may appear at the public hearings to be heard regarding the proposed amendment.

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: COMPAMD-2022000006, The Landings at St. Johns (Active Adult)	



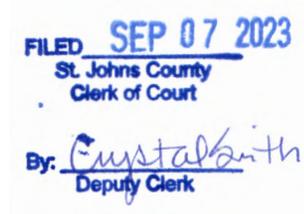


## FLORIDA DEPARTMENT *of* STATE

**RON DESANTIS**  
Governor

**CORD BYRD**  
Secretary of State

September 7, 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. 2023-37, which was filed in this office on September 7, 2023.

Sincerely,

Anya Owens  
Administrative Code and Register Director

ACO/wlh