

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING THE 2025 COMPREHENSIVE PLAN, ORDINANCE NO. 2010-38, AS AMENDED, TO AMEND POLICY A.1.11.3 TO ALLOW THE CONSTRUCTION OF A PERSONAL PROPERTY MINI-WAREHOUSE / SELF-STORAGE FACILITY WITH A MAXIMUM FLOOR AREA RATIO (FAR) OF 110 PERCENT IN LIEU OF THE 50 PERCENT REQUIREMENT WITHIN THE INTENSIVE COMMERCIAL FUTURE LAND USE MAP DESIGNATION FOR THE PROPERTY SPECIFICALLY LOCATED AT 11280 US HIGHWAY 1 NORTH; 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 amend Policy A.1.11.3 to allow the construction of a Personal Property Mini-Warehouse/Self-Storage facility with a maximum Floor Area Ratio (FAR) of 110 percent for the property specifically located at 11280 US Highway 1 North, as described in **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.

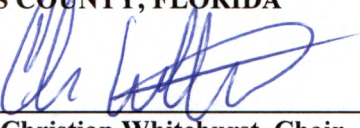
SECTION 5. These amendments to the St. Johns County Comprehensive Plan shall be effective 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged within 30 days after adoption, the amendment does not become effective until the state land-planning agency or Administration Commission enters a final order determining the adopted amendment to be in compliance.

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 3rd DAY OF October, 2023.

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

BY: 
Christian Whitehurst, Chair

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

BY: 
Deputy Clerk

Effective Date: DEC 08 2023

Rendition Date: OCT 03 2023



Exhibit A Legal Description

A PORTION OF LAND IN SECTIONS 2 AND 3, TOWNSHIP 3 SOUTH, RANGE 28 EAST, ST JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 28 EAST, AS A POINT OF REFERENCE; THENCE SOUTH 88°11'00" WEST, A DISTANCE OF 4324.13 FEET TO THE EXISTING NORTHEASTERLY BOUNDARY LINE OF U.S. HIGHWAY NO. 1; THENCE NORTH 42°10'00" WEST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, 1755.62 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, 238.77 FEET TO THE SOUTHWESTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 421, PAGE 583, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 88°10'00" EAST, ALONG THE SOUTH LINE OF SAID OFFICIAL RECORDS VOLUME 421, PAGE 583, 587.90 FEET TO THE CENTER LINE OF A DRAINAGE EASEMENT (SAID DRAINAGE EASEMENT BEING DESCRIBED IN DEED BOOK 221, PAGE 214); THENCE RUN SOUTHERLY ALONG THE CENTERLINE OF SAID DRAINAGE EASEMENT, 186.80 FEET TO A POINT ON THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 794, PAGE 894 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 88°10'00" WEST, ALONG THE NORTHERLY BOUNDARY LINE OF SAID OFFICIAL RECORDS VOLUME 794, PAGE 894, 392.29 FEET TO THE POINT OF BEGINNING.

Exhibit B
11280 US 1 North Self-Storage
COMPAMD 2023-03
Policy A.1.11.3

16. The subject property legally described in Ordinance No. 2023- 47, specifically located at 11280 US Highway 1 North, having a land Use designation of Intensive Commercial on the Future Land Use Map, shall be allowed an increase in the maximum Floor Area Ratio (FAR) to 110% in lieu of the required 50% for Personal Property Mini-Warehouse/Self-Storage use only.

LOCALiQ FLORIDA

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PROOF OF PUBLICATION

Brad Wester
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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:

08/15/2023

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 08/15/2023

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

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MARIAH VERHAGEN
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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, 9/7/2023 at 1:30 p.m., and the St. Johns County Board of County Commissioners on Tuesday, 10/3/2023 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 AMEND POLICY A.1.11.3 TO ALLOW THE CONSTRUCTION OF A PERSONAL PROPERTY MINI-WAREHOUSE / SELF-STORAGE FACILITY WITH A MAXIMUM FLOOR AREA RATIO (FAR) OF 110 PERCENT IN LIEU OF THE 50 PERCENT REQUIREMENT WITHIN THE INTENSIVE COMMERCIAL FUTURE LAND USE MAP DESIGNATION FOR THE PROPERTY SPECIFICALLY LOCATED AT 11280 US HIGHWAY 1 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 2.05 acres and is located at 11280 US Highway 1 North, 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-2023000003, 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-2023000003, 11280 US 1 North Self-Storage (FAR)**





FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

October 6, 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. 2023-47, which was filed in this office on October 6, 2023.

Sincerely,

Anya Owens
Administrative Code and Register Director

ACO/wlh

