

ORDINANCE NO. 2024 - 18

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 MIXED USE DISTRICT (MD), FOR APPROXIMATELY 20.67 ACRES OF LAND LOCATED AT 9050, 9060, AND 9080 US HWY 1 NORTH ALONG WITH UNADDRESSED PARCELS LOCATED ON US HWY 1 NORTH AND OLD DIXIE HWY; 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 **Mixed-Use District (MD)**, for approximately 20.67 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 16TH DAY OF APRIL, 2024.

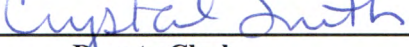
**BOARD OF COUNTY COMMISSIONERS OF
ST. JOHNS COUNTY, FLORIDA**

BY: 

Sarah Arnold, Chair

Rendition Date APR 17 2024

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

BY: 

Deputy Clerk

Effective Date: MAY 16 2024



EXHIBIT A
2025 Future Land Use
From Rural/Silviculture
To Mixed Use District

Subject Property

Mixed Use District

RUR/SYL/SJRWMD

NEW TOWN

PUBLIC

RUR/SYL

Pine Island Rd

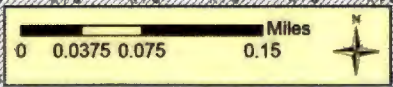
Seagrove Dr

Old Dixie Hwy

Stratton Rd

US 1 N

Stratton Rd



CPA(SS) 202300008 Pine Island PUD 07/28/2023

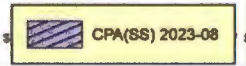


EXHIBIT B - Legal Description

BLOCK D, 2, 3, 16, 17, 18, 19, 21, 22, AND 23 WOODLAND HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 3, PAGE 78, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, LYING NORTHEASTERLY OF U.S. HIGHWAY NO. 1 (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED).

TOGETHER WITH:

LOTS 21 THROUGH 28, BLOCK 20, WOODLAND HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 3, PAGE 78, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 1 THROUGH 4 AND LOTS 41 THROUGH 44, BLOCK E, WOODLAND HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 3, PAGE 78, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

TOGETHER WITH:

THOSE PORTIONS OF UN-OPENED PLATTED RIGHT OF WAYS LYING ADJACENT TO SAID BLOCKS.

LESS AND EXCEPT:

LOTS 22 THROUGH 27, BLOCK 21, WOODLAND HEIGHTS, AS RECORDED IN MAP BOOK 3, PAGE 78, PUBLIC RECORDS OF SAINT JOHNS COUNTY, FLORIDA

LESS AND EXCEPT:

CORAL RIDGE AT NOCATEE PHASE 2, AS RECORDED ON THE PLAT THEREOF IN MAP BOOK 121, PAGE 14 THROUGH 33 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

LESS AND EXCEPT:

A 30' RIGHT OF WAY FOR A DRAINAGE DITCH AS SHOWN ON FLORIDA STATE ROAD RIGHT OF WAY MAP FOR STATE ROAD NO. 5 SECTION NO. 78020, OLD PROJECT NO. 7802-(110) 275 BEING A PORTION OF LOUISE AVENUE AND BLOCK D, WOODLAND HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 3, PAGE 78, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY LINE OF CORAL RIDGE AT NOCATEE PHASE 2, AS RECORDED ON THE PLAT THEREOF IN MAP BOOK 121, PAGES 14 THROUGH 33 AND THE NORTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED);

THENCE S37°49'39"E, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 301.96 FEET TO THE POINT OF BEGINNING; THENCE S37°49'39"E, CONTINUING ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 30.01 FEET; THENCE N53°20'21"E, DEPARTING SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 206.68 FEET; THENCE N36°39'39"W, A DISTANCE OF 30.00 FEET; THENCE S53°20'21"W, A DISTANCE OF 207.29 FEET TO SAID NORTHEASTERLY RIGHT OF WAY LINE AND THE POINT OF BEGINNING.

CONTAINING 0.14 ACRES, MORE OR LESS.

LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

Hart Perkins Firm
MEGAN PERKINS
Hart Perkins Firm
8051 Tara LN
Jacksonville FL 32216-3019

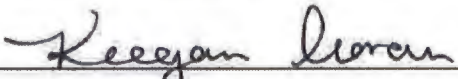
STATE OF WISCONSIN, COUNTY OF BROWN

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:


02/14/2024

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 02/14/2024



Legal Clerk



Notary, State of WI, County of Brown
10-25-24

My commission expires

Publication Cost: \$239.60
Order No: 9831523 # of Copies:
Customer No: 760745 1
PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

RYAN SPELLER
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, 3/7/2024 at 1:30 p.m. and the St. Johns County Board of County Commissioners on Tuesday, 4/16/2024 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 MIXED USE DISTRICT (MD), FOR APPROXIMATELY 20.67 ACRES OF LAND LOCATED AT 9050, 9060, AND 9080 US HWY 1 NORTH ALONG WITH UNADDRESSED PARCELS LOCATED ON US HWY 1 NORTH AND OLD DIXIE HWY; 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 20.67 acres and is located on 9050, 9060, and 9080 US HWY 1 North along with unaddressed parcels located on US HWY 1 North and Old Dixie Hwy, 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)-2023000008, 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
MEAGAN PERKINS, CHAIR	SARAH ARNOLD, CHAIR
File Number: CPA(SS)-2023000008,	
Pine Island	





FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

April 19, 2024

FILED **APR 19 2024**
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

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. 2024-18, which was filed in this office on April 19, 2024.

Sincerely,

Matthew Hargreaves
Administrative Code and Register Director

MJH/wlh