

**ORDINANCE NO. 2024 - 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 TWO (2) SINGLE-FAMILY DWELLING UNITS, FOR APPROXIMATELY 7.89 ACRES OF LAND LOCATED ON UNADDRESSED PROPERTY TO THE NORTH OF 1511 ST. MARKS POND BLVD; 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 two (2) single-family dwelling units**, for approximately 7.89 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 scriveners 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 7TH DAY OF MAY, 2024.**

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

BY: \_\_\_\_\_  
Sarah Arnold, Chair

Rendition Date MAY 09 2024

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

BY: Robin L. Platt  
Deputy Clerk

Effective Date: JUN 07 2024



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

**INDUSTRIAL**

**Subject Property**

**Residential-A**

**RUR/SYLV**

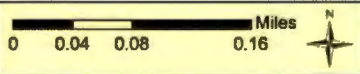
**Saint Marks Pond Blvd**

**RESIDENTIAL-A**

**RUR/SYLV/SJRWMD**

CPA(SS) 2023000007 Burchfield Property 07/21/2023

CPA(SS) 2023-07



**Exhibit B:**  
**Legal Description**

A PORTION OF THE NORTHWEST ¼ OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST ¼ OF SAID SECTION 16; THENCE NORTH 89°-17'-07" EAST, ALONG THE SOUTHERLY LINE OF THE NORTHWEST ¼ OF SAID SECTION 16, 730.83 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°-17'-07" EAST, ALONG SAID SOUTHERLY LINE, 161.40 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF THE E.B. GOULD GRANT, SECTION 74; THENCE NORTH 69°-15'-54" EAST, ALONG SAID NORTHERLY LINE, 127.55 TO THE NORTHEAST CORNER OF SAID E.B GOULD GRANT; THENCE SOUTH 21°-23'-21" EAST, ALONG THE EASTERLY LINE OF SAID E.B. GOULD GRANT, 47.05 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF THE NORTHWEST ¼ OF SAID SECTION 16; THENCE NORTH 89°-17'-07" EAST, ALONG SAID SOUTHERLY LINE, 850.38 FEET; THENCE NORTH 03°-15'-49" EAST, 322.70 FEET; THENCE NORTH 54°-38'-51" WEST, 177.50 FEET; THENCE SOUTH 79°-00'-04" WEST, 419.80 FEET; THENCE SOUTH 66°-28'-35" WEST, 650.68 FEET; THENCE SOUTH 07°-30'-21" WEST, 99.91 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 30 FOOT WIDE INGRESS AND EGRESS EASEMENT:

A PORTION OF GOVERNMENT LOT 11, SECTION 16, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST ¼ OF SAID SECTION 16; THENCE NORTH 89°-17'-07" EAST, ALONG THE NORTHERLY LINE OF THE SOUTHWEST ¼ OF SAID SECTION 16, 892.23 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF THE E.B. GOULD GRANT, SECTION 74; THENCE NORTH 69°-15'-54" EAST, ALONG SAID NORTHERLY LINE, 127.55 TO THE NORTHEAST CORNER OF SAID E.B GOULD GRANT; THENCE SOUTH 21°-23'-21" EAST, ALONG THE EASTERLY LINE OF SAID E.B. GOULD GRANT, 47.05 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF THE SOUTHWEST ¼ OF SAID SECTION 16; THENCE NORTH 89°-17'-07" EAST, ALONG SAID NORTHERLY LINE, 621.35 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE EAST LINE OF THE EASTERLY 420 FEET OF THE NORTHERLY 650.57 FEET OF GOVERNMENT LOT 11; THENCE SOUTH 00°-39'-47" EAST, ALONG SAID EASTERLY LINE, 621.35 FEET TO THE NORTH LINE OF A PROPOSED 60 FOOT WIDE INGRESS AND EGRESS EASEMENT, THENCE NORTH 89°-20'-13" EAST, ALONG SAID NORTH LINE, 30.00 FEET; THENCE NORTH 00°-39'-47" EAST, 621.38 FEET TO THE NORTH LINE OF THE SOUTH WEST ¼; THENCE SOUTH 89°-17'-07" WEST, 30.00 FEET TO THE POINT OF BEGINNING.

## **Exhibit C Text Amendment**

### A.1.11.1(m)(8)(\_\_\_\_) Site-Specific Limitations on Density/Intensity

The subject property legally described in Ordinance No. 2024-25 is assigned the future land use designation of Residential-A as shown on the Future Land Use Map. Residential uses on the property shall be limited to a maximum of 2 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

Jen Gutt  
Michael Burchfield  
1511 Saint Marks Pond BLVD  
St Augustine FL 32095-8850

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:

02/29/2024

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 02/29/2024

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$239.60  
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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, 3/21/2024 at 1:30 p.m.**, and the St. Johns County Board of County Commissioners on **Tuesday, 5/7/2024 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 RESIDENTIAL-A (RES-A) WITH A TEXT AMENDMENT LIMITING THE PROPERTY TO A MAXIMUM OF TWO (2) SINGLE-FAMILY DWELLING UNITS, FOR APPROXIMATELY 7.89 ACRES OF LAND LOCATED ON UNADDRESSED PROPERTY TO THE NORTH OF 1511 ST. MARKS POND BLVD; 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 8 pm shall automatically be continued until 9 am the following day, unless otherwise directed by the Board.

The subject property includes 7.89 acres and is located on unaddressed property located to the north of 1511 St. Marks Pond Blvd., 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)-2023000007, 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. JOHNS COUNTY, FLORIDA  
MEAGAN PERKINS, CHAIR

BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA  
SARAH ARNOLD, CHAIR

File Number: CPA(SS)-2023000007, Burchfield Property





## FLORIDA DEPARTMENT of STATE

**RON DESANTIS**  
Governor

**CORD BYRD**  
Secretary of State

May 13, 2024

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. 2024-25, which was filed in this office on May 13, 2024.

Sincerely,

Matthew Hargreaves  
Administrative Code and Register Director

MJH/wlh