

ORDINANCE NO. 2024 - 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 AGRICULTURE-INTENSIVE (A-I) TO RESIDENTIAL-A (RES-A) WITH A TEXT AMENDMENT LIMITING THE PROPERTY TO A MAXIMUM OF ONE (1) SINGLE-FAMILY DWELLING UNIT, FOR APPROXIMATELY 5.34 ACRES OF LAND LOCATED ON 8460 COUNTY ROAD 13 S; 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 **Agriculture-Intensive (A-I)** to **Residential-A (RES-A)** with a text amendment **limiting the property to a maximum of one (1) single-family dwelling unit**, for approximately 5.34 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.

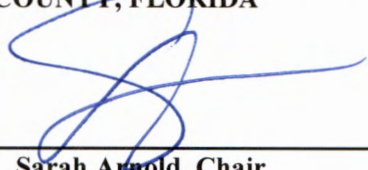
SECTION 5. It is the intent of the St. Johns County Board of County Commissioners that scrivener's and typographic errors which do not change the tone or tenor of this Ordinance may be corrected during codification and may be authorized by the County Administrator or designee, without public hearing, 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 20th DAY OF August, 2024.

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

BY: 
Sarah Arnold, Chair

Rendition Date AUG 20 2024

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

BY: 
Deputy Clerk

Effective Date: AUG 20 2024



EXHIBIT A

2025 Future Land Use
From Agriculture-Intensive
To Residential-A

PARK/RECREATION

AGRICULTURE

Subject Property

Residential-A

Cowpen Branch Rd

Berns Cr

County Road 13 S

0 0.0275 0.055 0.11 Miles



CPA(SS) 2024000001 Johnson Home at 8460 CR 13 S 04/25/2024

CPA(SS) 2024-01

Exhibit B

A parcel of land in Section 35, Township 9 South, Range 28 East, St Johns County, Florida, more particularly described as follows:

Commence at the intersection of the West Line of Section 35, with the North Right-Of-Way of County Road 13(A); Thence run Northerly along the North Right-Of-Way Line of County Road 13(A), 670.00 Feet to the Point of Beginning of the herein described parcel of land; Thence run North on a line parallel to the West Line of Section 35, 650 Feet, more or less to the center line of a creek known as "Cowpen Branch"; Thence run Northeasterly along the centerline off "Cowpen Branch", 374.08 feet; Thence run South along a Line of Section 35, 750 feet more or less to the North Right-Of-Way of County Road 13(A) Thence run Southwesterly along the North Right-Of-Way Line of County Road 13 (A), 375 feet, more or less, to the point of beginning.

Exhibit C:

ATTACHMENT

Text Amendment

CPA (SS) 2024-01 8460 CR 13 S, Hastings FL 32145

Land Use Element Policy A.1.11.1(m)(8): The 8460 CR 13 S property is located along state road 13. The number of residential dwelling units on the Residential-A area of 8460 CR 13 property shall be limited to a maximum of one (1) single family dwelling unit.

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

AFFIDAVIT OF PUBLICATION

Kaylyn Johnson
Kaylyn Johnson
8450 County Road 13 S
Hastings FL 32145-5902

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:

05/30/2024

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 05/30/2024

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost:	\$241.60	
Tax Amount:	\$0.00	
Payment Cost:	\$241.60	
Order No:	10193974	# of Copies:
Customer No:	1446527	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

DENISE ROBERTS
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, 6/20/2024 at 1:30 p.m.**, and the St. Johns County Board of County Commissioners on **Tuesday, 8/20/2024 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. 2010-88, AS AMENDED, TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM AGRICULTURE-INTENSIVE (A-I) TO RESIDENTIAL-A (RES-A) WITH A TEXT AMENDMENT LIMITING THE PROPERTY TO A MAXIMUM OF ONE (1) SINGLE-FAMILY DWELLING UNIT, FOR APPROXIMATELY 5.94 ACRES OF LAND LOCATED ON 8460 COUNTY ROAD 13 S; 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 5.94 acres and is located on 8460 CR 13 S HASTINGS FL 32143, 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)-2024000001, and is available for review in the Planning and Zoning Division of the Growth Management Department, at the Permit Center, 4010 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) 209-4650 or at the St. Johns County Facilities Management, 2016 Dolph 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
 MEGAN PERKINS, CHAIR SARAH ARNOLD, CHAIR
 File Number: CPA,SS -2024000001, Johnson Home @ 8460 CR 13 S

Order #10192971
 Publish Date 5/30, 2024

ED-29475212



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

August 23, 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. 2024-37, which was filed in this office on August 23, 2024.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/wlh