

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 RESIDENTIAL B (RES-B) TO MIXED USE DISTRICT (MD), FOR APPROXIMATELY 5.0 ACRES OF LAND LOCATED AT 390 RESORT WAY; 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 **Residential B (RES-B)** to **Mixed-Use District (MD)**, for approximately 5.0 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 St. Johns County Comprehensive Plan, Ord. No. 2010-38, as amended, the Northeast Florida Strategic Regional Policy Plan, the Community Planning Act and Land Development Regulation Act (Chapter 163, Florida Statutes).
- (c) The amendment is procedurally consistent with Part 9.05.00 of 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.

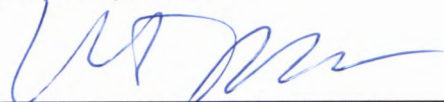
**SECTION 5.** It is the intent of the St. Johns County Board of County Commissioners that scrivener and typographic errors which do not change the tone or tenor of this Ordinance may be corrected during codification and may be authorized by the County Administrator or designee, without public hearing, 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 \_\_\_\_\_ 19th DAY OF November 2024.

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

BY:  \_\_\_\_\_  
Krista Joseph, Chairman

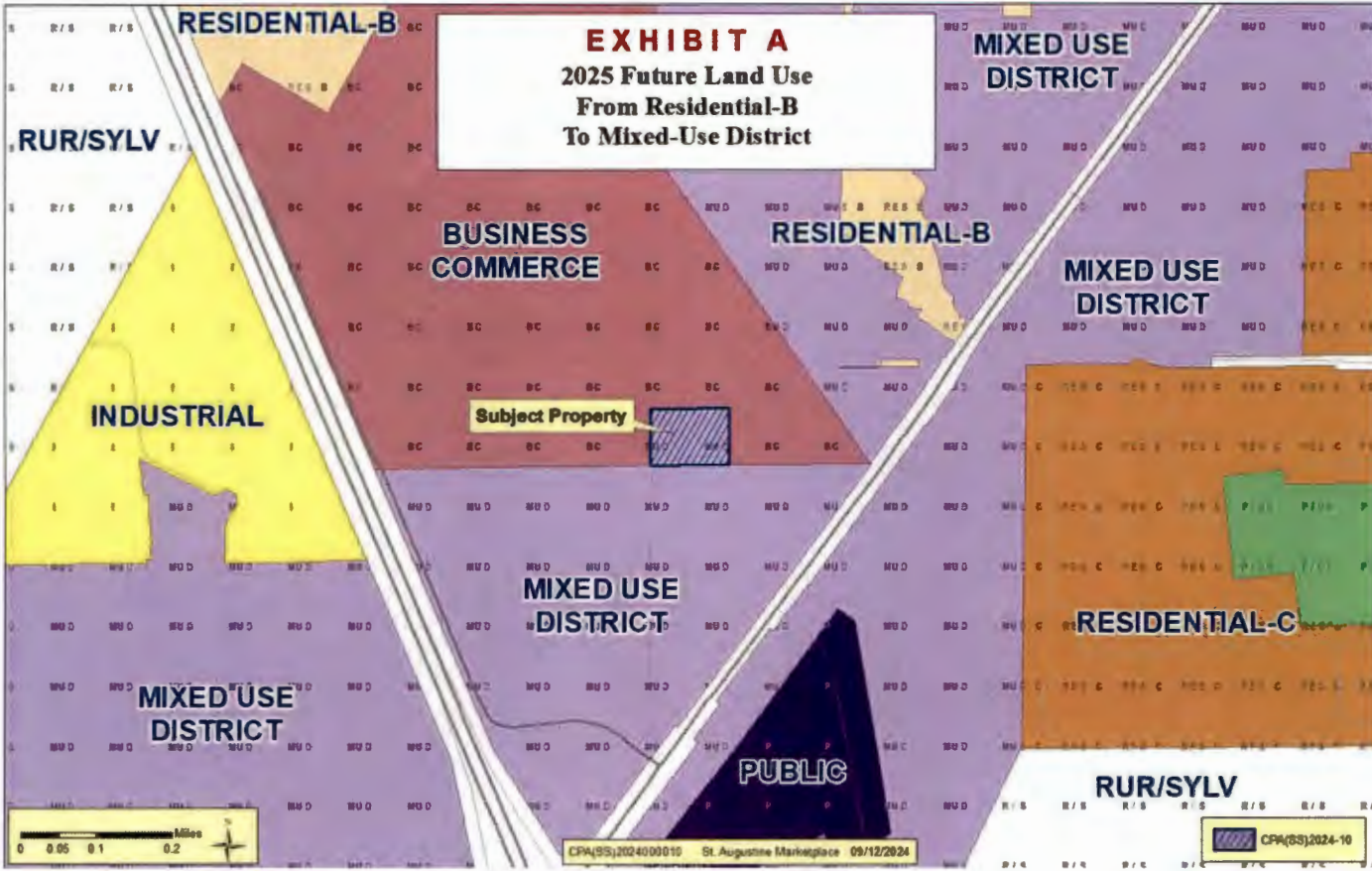
Rendition Date NOV 19 2024

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

BY:  \_\_\_\_\_  
Deputy Clerk

Effective Date: DEC 20 2024

**EXHIBIT A**  
2025 Future Land Use  
From Residential-B  
To Mixed-Use District



CPA(BS)202400010 St. Augustine Marketplace 09/12/2024

CPA(BS)2024-10

## Exhibit B

A PARCEL OF LAND LYING IN THE NORTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE SOUTH 89 DEGREES 31 MINUTES 12 SECONDS EAST ALONG THE SOUTH LINE OF SAID NORTH HALF OF NORTH HALF AND ALONG THE NORTH LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 569, PAGE 280 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA FOR 551.10 FEET; THENCE NORTH 0 DEGREES 55 MINUTES 17 SECONDS EAST FOR 395.22 FEET; THENCE NORTH 89 DEGREES 31 MINUTES 12 SECONDS WEST FOR 551.10 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID SECTION 3; THENCE SOUTH 0 DEGREES 55 MINUTES 17 SECONDS WEST ALONG SAID WEST LINE FOR 395.22 FEET TO THE POINT OF BEGINNING. SAID PARCEL OF LAND SITUATE, LYING AND BEING IN ST. JOHNS COUNTY FLORIDA.

TOGETHER WITH EASEMENTS FOR INGRESS AND EGRESS AS DESCRIBED IN OFFICIAL RECORDS BOOK 569, PAGE 280 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

EASEMENT A: BEING OVER THE WESTERLY PART OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 29 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 3 FOR THE POINT OF BEGINNING; THENCE EASTERLY 53 FEET, MORE OR LESS ALONG THE SOUTH LINE OF SAID SECTION 3 TO AN EXISTING FENCE LINE; THENCE NORTHERLY ALONG SAID FENCE LINE 1,983 FEET, MORE OR LESS, TO THE INTERSECTION WITH THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE WESTERLY ALONG SAID SOUTH LINE 35.9 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SECTION 3 1984.33 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 3 AND THE POINT OF BEGINNING.

EASEMENT B: THAT PART OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 29 EAST, LYING NORTH OF THE RIGHT-OF-WAY OF STATE ROAD NO. 207.

EASEMENT C: THE EAST 20 FEET OF THE SOUTH 1984.33 FEET OF SECTION 4, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

Parcel Identification Number: 136110-0150

# LOCALiQ

## FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

### AFFIDAVIT OF PUBLICATION

Dawn Lange  
Ellen Avery - Smith  
100 Whetstone PL # 200  
St Augustine FL 32086-5775

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:

09/26/2024

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 09/26/2024

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost:	\$241.60	
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Payment Cost:	\$241.60	
Order No:	10599952	# of Copies:
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*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 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, 10/17/2024 at 1:30 pm**, and the St. Johns County Board of County Commissioners on **Tuesday, 11/19/2024 at 9:00 am**, 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 RESIDENTIAL B (RES-B) TO MIXED USE DISTRICT (MD), FOR APPROXIMATELY 5.0 ACRES OF LAND LOCATED AT 390 RESORT WAY; 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 acres and is located on 390 Resort Way, 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)-2024000010, 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)-2024000010, St. Augustine Marketplace





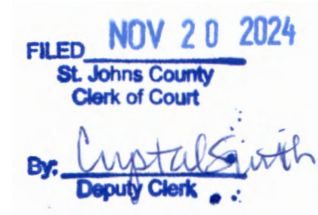
## FLORIDA DEPARTMENT *of* STATE

**RON DESANTIS**  
Governor

**CORD BYRD**  
Secretary of State

November 25, 2024

Brandon Patty  
Clerk of Courts  
St. Johns County  
500 San Sebastian View  
St. Augustine, FL 32084



Dear 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. 2024-57, which was filed in this office on November 20, 2024.

Sincerely,

Alexandra Leijon  
Administrative Code and Register Director

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