

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 FOR APPROXIMATELY 45.80 ACRES OF LAND, LOCATED AT 7926 COLEE COVE ROAD, FROM RURAL/SILVICULTURE (R/S) TO RESIDENTIAL-A (RES-A) WITH A TEXT AMENDMENT LIMITING RESIDENTIAL USES ON THE SUBJECT PROPERTY TO A MAXIMUM OF ELEVEN (11) SINGLE-FAMILY RESIDENTIAL DWELLING UNITS; 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 change the Future Land Map designation from **Rural/Silviculture (R/S)** to **Residential-A (Res-A)**, on approximately 45.8 acres of land located at 7926 Colee Cove Road with a text amendment limiting residential uses on the subject property to a maximum of eleven (11) single-family residential dwelling units, as described 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 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. 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. 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 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 3RD DAY OF DECEMBER, 2024.

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

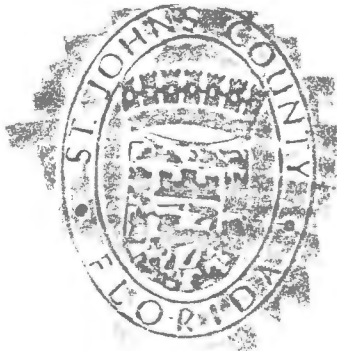
BY: 
Krista Joseph, Chair

Rendition Date DEC 03 2024

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

BY: 
Deputy Clerk

Effective Date: JAN 10 2025



RUR/SYLV^s

A-1 A-1 A-1 A-1
AGRICULTURE

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

RUR/SYLV

AGRICULTURE

**NEIGHBORHOOD
COMMERCIAL**

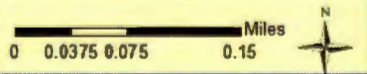
**NEIGHBORHOOD
COMMERCIAL**

RUR/SYLV

RUR/SYLV

Subject Property

St. Johns River



CPA(SS)2024000003 Colee Cove Hamlet 09/29/2024

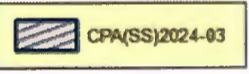


Exhibit B: LEGAL DESCRIPTION:

A PORTION OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1881, PAGE 734 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THE ELIZABETH CAIN GRANT, SECTION 41, TOWNSHIP 6 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE ELIZABETH CAIN GRANT, SECTION 41, TOWNSHIP 6 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1881, PAGE 734 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 88°50'10" WEST, ALONG THE NORTH LINE OF SAID ELIZABETH CAIN GRANT, SECTION 41 AND ALONG THE NORTH LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1881, PAGE 734, A DISTANCE OF 1842.33 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF COLEE COVE ROAD (A VARIABLE WIDTH RIGHT OF WAY AT THIS POINT), SAID POINT BEING ON A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 412.55 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A DELTA ANGLE OF 35°18'21", AN ARC LENGTH OF 254.21 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 30°18'58" EAST, 250.21 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 12°39'50" EAST, CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE OF COLEE COVE ROAD, A DISTANCE OF 517.35 FEET TO A POINT ON THE WESTERLY LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1881, PAGE 734; THENCE NORTH 88°12'50" EAST, ALONG SAID WESTERLY LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1881, PAGE 734, A DISTANCE OF 413.08 FEET; THENCE SOUTH 29°58'32" EAST, CONTINUING ALONG SAID WESTERLY LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1881, PAGE 734, A DISTANCE OF 925.55 FEET; THENCE SOUTH 85°37'10" WEST, CONTINUING ALONG SAID WESTERLY LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1881, PAGE 734, A DISTANCE OF 795.30 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF COLEE COVE ROAD (A VARIABLE WIDTH RIGHT OF WAY AT THIS POINT); THENCE SOUTH 01°17'03" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF COLEE COVE ROAD, A DISTANCE OF 593.44 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1881, PAGE 734 AND ALONG THE NORTHERLY LINE OF COLEE COVE ESTATES, AS RECORDED IN MAP BOOK 8, PAGE 74 OF SAID PUBLIC RECORDS; THENCE NORTH 85°15'52" EAST, ALONG SAID SOUTHERLY LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1881, PAGE 734 AND ALONG SAID NORTHERLY LINE OF COLEE COVE ESTATES, AS RECORDED IN MAP BOOK 8, PAGE 74 OF SAID PUBLIC RECORDS, A DISTANCE OF 1275.25 FEET TO A POINT ON THE EASTERLY LINE OF SAID ELIZABETH CAIN GRANT, SECTION 41 AND THE EASTERLY LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1881, PAGE 734; THENCE NORTH 06°25'00" EAST, ALONG SAID EASTERLY LINE OF SAID ELIZABETH CAIN GRANT, SECTION 41 AND SAID EASTERLY LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1881, PAGE 734, A DISTANCE OF 821.79 FEET; THENCE NORTH 71°35'59" WEST, DEPARTING SAID EASTERLY LINE OF SAID ELIZABETH CAIN GRANT, SECTION 41 AND SAID EASTERLY LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1881, PAGE 734, A DISTANCE OF 612.87 FEET; THENCE NORTH 44°15'03" WEST, A DISTANCE OF 322.12 FEET; THENCE NORTH 15°19'51" WEST, A DISTANCE OF 264.29 FEET; THENCE NORTH 53°34'45" EAST, A DISTANCE OF 335.67 FEET; THENCE NORTH 86°52'09" EAST, A DISTANCE OF 710.29 FEET TO A POINT ON SAID EASTERLY LINE OF SAID ELIZABETH CAIN GRANT, SECTION 41 AND SAID EASTERLY LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1881, PAGE 734; THENCE NORTH 06°25'00" EAST, ALONG SAID EASTERLY LINE OF SAID ELIZABETH CAIN GRANT, SECTION 41 AND SAID EASTERLY LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1881, PAGE 734, A DISTANCE OF 364.29 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 1,994,802.82 SQUARE FEET OR 45.794 ACRES MORE OR LESS.

Exhibit C

Site Specific Text Amendment

CPA (SS) 2024-03 Colee Cove Hamlet

The Colee Cove Hamlet property legally described in Ordinance No. 2024-59 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 eleven (11) single-family residential dwelling units. Proposed changes to increase the allowed development density are subject to the provisions of Chapter 163, Florida Statutes.

LOCALIQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Steve Glidden
Picolata Forest Group
10690 County Road 13 N
St Augustine FL 32092-8914

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:

10/17/2024

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 10/17/2024

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost:	\$241.60	
Tax Amount:	\$0.00	
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THIS IS NOT AN INVOICE!

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, 11/7/2024 at 1:30 pm. and the St. Johns County Board of County Commissioners on Tuesday, 12/3/2024 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. 2010-88, AS AMENDED, TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FOR APPROXIMATELY 45.80 ACRES OF LAND LOCATED AT 7926 COLEE COVE ROAD FROM RURAL/AGRICULTURE (R/S) TO RESIDENTIAL-A (RES-A) WITH A TEXT AMENDMENT LIMITING RESIDENTIAL USES ON THE SUBJECT PROPERTY TO A MAXIMUM OF ELEVEN (11) SINGLE-FAMILY RESIDENTIAL DWELLING UNITS; 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 45.8 acres and is located on 7926 Colee Cove Road, 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 CPASS-2021000003, and is available for review in the Planning and Zoning Division of the Growth Management Department, at the Permit Center, 1010 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 901-209-0650 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
MEGAN PERKINS, CHAIR

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
SARAH ARNOT D. CHAIR

File Number:
CPASS-2021000003
Colee Cove Hamlet





FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

December 9, 2024

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

FILED DEC 06 2024
St. Johns County
Clerk of Court

By: Crystal Smith
Deputy Clerk

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. 2024-59, which was filed in this office on December 6, 2024.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

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