

ORDINANCE NO. 2024- 60

**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 TEXT AMENDMENT LIMITING THE PROPERTY TO A MAXIMUM OF FIVE (5) SINGLE-FAMILY RESIDENTIAL DWELLING UNITS, FOR APPROXIMATELY 30 ACRES OF LAND LOCATED AT AN UNADDRESSED PARCEL ON THE CORNER OF OSCAR ASHTON ROAD AND COUNTY ROAD 13A NORTH; 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 Use Map designation from **Rural/Silviculture (R/S) to Residential-A (RES-A) with a text amendment limiting the property to a maximum of five (5) single-family residential dwelling units** for approximately 30 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 Comprehensive Plan Amendment was fully considered after public hearing pursuant to legal notice duly published as required by Law.
- (b) The Comprehensive Plan Amendment is consistent with the St. Johns County Comprehensive Plan, Ordinance 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 Comprehensive Plan 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.1.6.1, A.1.6.3, A.1.6.6, 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.

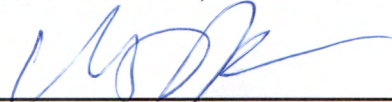
**SECTION 5.** It is the intent of the St. Johns County Board of County Commissioners that scrivener and typographic errors which do not change the tone or tenor of this Ordinance may be corrected during codification and may be authorized by the County Administrator or designee, without public hearing,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

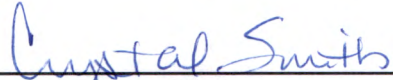
**PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 17th DAY OF December 2024.**

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

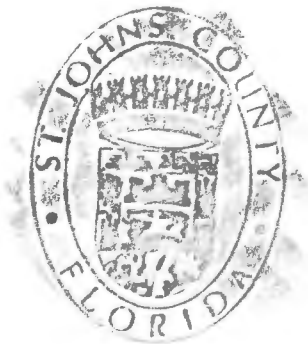
BY:   
Krista Joseph, Chair

Rendition Date DEC 17 2024

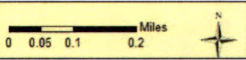
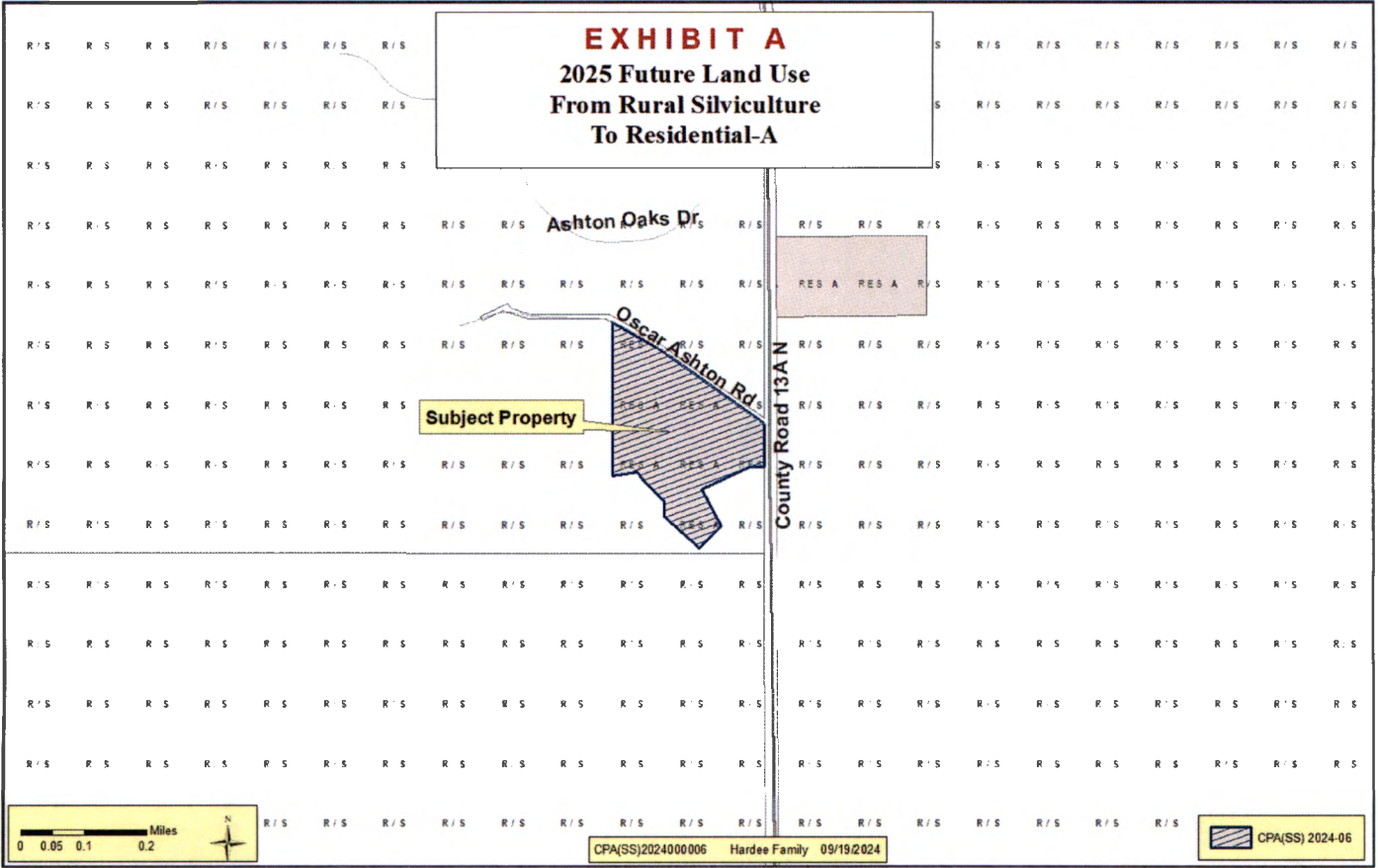
**ATTEST: Brandon J. Patty, Clerk of the Circuit Court & Comptroller**

BY:   
Deputy Clerk

Effective Date: JAN 17 2025



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



CPA(SS)2024000006 Hardee Family 09/19/2024

CPA(SS) 2024-06

## Exhibit B

### LEGAL DESCRIPTION

A parcel of land situated in Section 17, Township 7 South, Range 28 East; St. Johns County, Florida; Said parcel being more particularly described as follows:

Commence at the Southeast corner of Section 17 and run S 89 deg 37 min 58 sec West, along the south line of said Section 17, a distance of 50.0 feet to the west right of way line of County Road 13A; thence continue S 89 deg 37 min 58 sec W, along said south line, 2577.83 feet to the Southwest corner of the SW 1/4 of SE 1/4 of said Section 17; thence run N 00 deg 07 min 27 sec E, along the west line of said SW 1/4 of SE 1/4, a distance of 1327.76 feet to the Northwest corner thereof; thence run N 89 deg 42 min 57 sec E, along the North line of said SW 1/4 of SE 1/4, a distance of 1317.98 feet to the Northeast corner of said SW 1/4 of SE 1/4 and the Point of Beginning; thence run N 00 deg 18 min 02 sec E, along the west line of the NE 1/4 of SE 1/4 of said Section 17, a distance of 1268.53 feet to the South right of way line of Oscar Ashton Road, as per Official Records Book 38, page 373 of the public records of said County; thence run S 60 deg 16 min 21 sec E, along said right of way line, 469.97 feet; thence run S 54 deg 31 min 21 sec E, along said right of way line, 1051.99 feet to the West right of way line of said County Road 13A; thence run S 00 deg 28 min 39 sec W, along said right of way line, 359.22 feet; thence run Westerly, Southerly and Northwesterly with the following courses and distances; N 89 deg 31 min 20 sec W, 117.08 feet; S 66 deg 04 min 00 sec W, 446.80 feet; S 28 deg 04 min 39 sec E, 350.28 feet; S 47 deg 49 min 27 sec W, 257.93 feet; N 48 deg 21 min 50 sec W, 386.44 feet; N 01 deg 25 min 26 sec E, 122.43 feet; N 43 deg 02 min 44 sec W, 258.68 feet; N 36 deg 12 min 12 sec W, 77.18 feet; S 80 deg 51 min 11 sec W, 211.47 feet to the Point of Beginning.

This legal description defines the area of land for the Small Scale Comprehensive Plan Amendment.

This legal description does not include any encumbrances or title defects and has been created without a title search.

## **Exhibit C Text Amendment**

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

The Hardee Family property legally described in Ordinance No. 2024-60 is assigned the future land use designation of Residential-A as shown on the Future Land Use Map. Residential uses on the Hardee Family property shall be limited to a maximum of five (5) 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<sup>®</sup>

## FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

### AFFIDAVIT OF PUBLICATION

James Whitehouse  
St. Johns Law Group  
104 Sea Grove Main St

Saint Augustine FL 32080

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

*Keegan Donovan*

Legal Clerk

*Mariah Verhagen*

Notary, State of WI, County of Brown

82526

My commission expires

|                   |          |              |
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| Publication Cost: | \$241.60 |              |
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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, 12/17/2024 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 RURAL/SILVICULTURE (R/S) TO RESIDENTIAL-A (RES-A) WITH TEXT AMENDMENT LIMITING THE PROPERTY TO A MAXIMUM OF FIVE (5) SINGLE-FAMILY RESIDENTIAL DWELLING UNITS, FOR APPROXIMATELY 30 ACRES OF LAND LOCATED AT AN UNADDRESSED PARCEL ON THE CORNER OF OSCAR ASHTON ROAD AND COUNTY ROAD 13A NORTH; 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 30 acres and is located on 0 Oscar Ashton Road, corner of County Road 13 A North and Oscar Ashton 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 CPA(SS)-2024000006, 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.

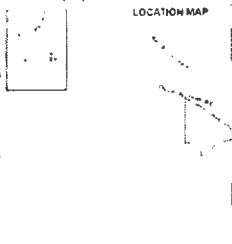
If a person decides to appeal any decision made with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony 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 9011 209-0650 or at the St. Johns County Facilities Management, 2116 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) 2024000006,  
Hardee Family





## FLORIDA DEPARTMENT of STATE

**RON DESANTIS**  
Governor

**CORD BYRD**  
Secretary of State

December 19, 2024

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

FILED DEC 19 2024  
St. Johns County  
Clerk of Court

By: *[Signature]*  
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. 2024-60, which was filed in this office on December 19, 2024.

Sincerely,

Alexandra Leijon  
Administrative Code and Register Director

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