

ORDINANCE NO. 2026 - 14

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 AGRICULTURAL-INTENSIVE (A-I) TO RESIDENTIAL-A (RES-A) WITH A SITE-SPECIFIC TEXT AMENDMENT LIMITING THE PROPERTY TO A MAXIMUM ONE (1) SINGLE-FAMILY RESIDENTIAL DWELLING UNIT, FOR APPROXIMATELY 18.27 ACRES OF LAND LOCATED AT 4060 COUNTY ROAD 13 SOUTH; 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 **Agricultural-Intensive (A-I) to Residential-A (RES-A) with a text amendment limiting the property to a maximum one (1) single-family residential dwelling unit** for approximately 18.27 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 scribes 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 19<sup>th</sup> DAY OF May 2026.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

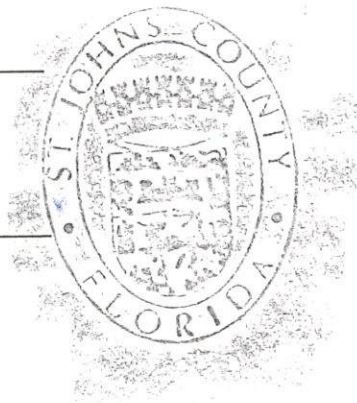
Rendition Date MAY 19 2026

BY: Clay Murphy  
Clay Murphy, Chair

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

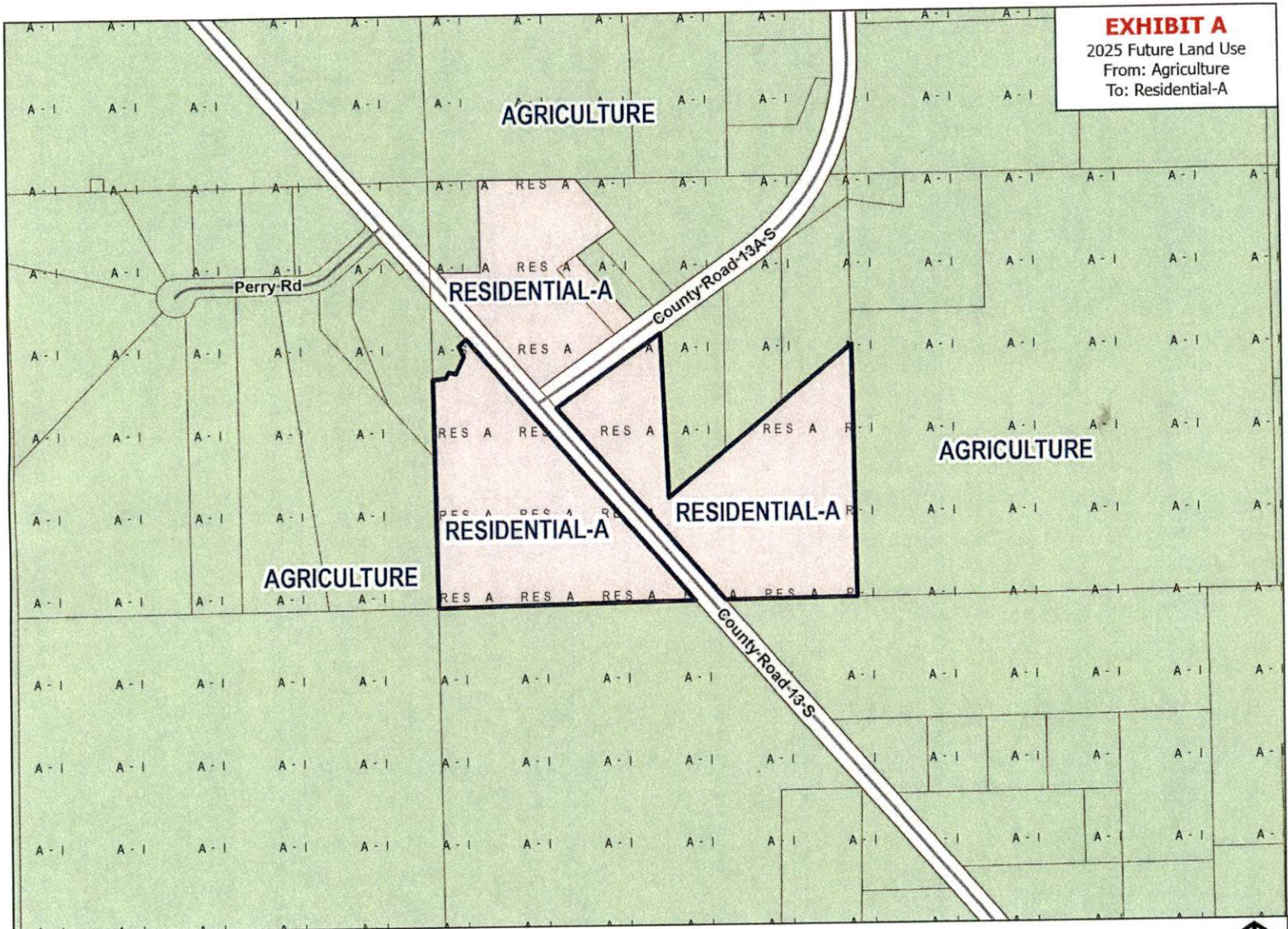
BY: Arthur Kah  
Deputy Clerk

Effective Date: JUN 19 2026



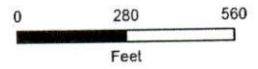
**EXHIBIT A**

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



**Proposed FLU Map**

**CPA(SS) 2025-15**  
4060 County Road 13 S



## EXHIBIT B

The following described land located in the county of Saint Johns, State of Florida, to-wit:

Parcel 1: Southeast quarter of Northwest quarter of Section 28, Township 8 South, Range 28 East, less and except any portions lying within public roads rights-of-way.

Less and except the following parcels A, B, C, D, E, F, G, H, I, J, K, and L:

Parcel A: a parcel of land in Section 28, Township 8 South, Range 28 East, Saint Johns County, Florida, more particularly described as follows:

Commence at the intersection of the northerly right-of-way of State Road No. 13 and the easterly right-of-way of state Road No. 13-A; thence North 54 degrees 55 minutes 00 seconds East, (assumed) 870.58 feet, along the projection of said easterly right-of-way of state Road No. 13-A, to the Point of Beginning; thence continue North 54 degrees 55 minutes 00 seconds East, 236.07 feet; thence South 01 degrees 22 minutes 00 seconds East, 448.09 feet; thence South 54 degrees 55 minutes 00 seconds West, 236.07 feet; thence North 01 degrees 22 minutes 00 seconds West, 448.09 feet to the Point of Beginning.

Said described parcel is subject to an easement for ingress and egress over, under and across the northerly 20 feet, the westerly 10 feet, the southerly 20 feet and the easterly 20 feet. Said easement runs parallel to the aforementioned described property lines.

Parcel B: A parcel of land in Section 28, Township 8 South, Range 28 East, Saint Johns County, Florida, more particularly described as follows;

Commence at the intersection of the northerly right-of-way of state Road No. 13 and the easterly right-of-way of State Road No. 13-A; thence North 54 degrees 55 minutes 00 seconds East, (assumed) 646.53 feet, along said easterly right-of-way of State Road No. 13-A, to the point of beginning thence continue North 54 degrees 55 minutes 00 seconds East, 224.05 feet; thence South 01 degrees 22 minutes 00 seconds East, 448.09 feet; thence South 54 degrees 55 minutes 00 seconds West, 224.05 feet; thence North 01 degrees 22 minutes 00 seconds West, 448.09 feet to the Point of Beginning. said described parcels subject to an easement for ingress and egress over, under and across the northerly 20 feet, the westerly 10 feet, the southerly 20 feet and the easterly 20 feet. Said easement runs parallel to the aforementioned described property lines.

Parcel C: A parcel of land in Section 28, Township 8 South, Range 28 East, Saint Johns County, Florida, more particularly described as follows:

Commence at the intersection of the northerly right-of-way of State Road No. 13 and the easterly right-of-way of State Road No. 13-A thence North 54 degrees 55 minutes 00 seconds East, (assumed) 410.46 feet, along said easterly right-of-way of State Road No. 13-A, to the point of beginning thence continue North 54 degrees 55 minutes 00 seconds East, 236.07 feet; thence South 01 degrees 22 minutes 00 seconds East, 448.09 feet; thence South 54 degrees 55 minutes 00 seconds West, 236.07 feet; thence North 01 degrees 22 minutes 00 seconds West, 448.09 feet to the Point of Beginning.

Said described parcel is subject to an easement for ingress and egress over, under and across the northerly 20 feet, the westerly 20 feet, the southerly 20 feet and the easterly 10 feet. Said easement runs parallel to the aforementioned described property lines.

Parcel D: Lands in the Southeast quarter of the Northwest quarter of Section 28, Township 8 South, Range 28 East:

Begin at a point on the northwesterly right-of-way line of state road 13A which point is 322 feet from the center line of State Road 13, measured along the right-of-way line of state road 13A in a northeasterly direction; thence run in a northwesterly direction parallel to the right-of-way line of State Road 13, a distance of 270 feet; thence northeasterly a distance of 150 feet parallel to the right-of-way of state road 13A; thence southeasterly a distance of 270 feet more or less to the North right-of-way line of state road 13A; thence southwesterly along the last right-of-way line to the Point of Beginning.

Parcel E: Lands in the southeast quarter of the Northwest Quarter of Section 28, Township 8 South, Range 28 East, to wit:

Begin at the Northwest corner of the Southeast 1/4 of the Northwest 1/4 of Section 28, Township 8 South, Range 28 East; run thence East along the North line of the said Southeast 1/4 of the Northwest 1/4 of said Section 28, a distance of 150 feet; thence run South parallel to the West line of the said Southeast 1/4 of the Northwest 1/4 of said Section 28 a distance of 270 feet to a point; thence run West parallel to the North line of the said Southeast 1/4 of the Northwest 1/4 of said Section 28 to a point where said line intersects the easterly right-of-way line of state road 13; run thence in a northwesterly direction along the said right-of-way line to a point where said line intersects the West line of the Southeast 1/4 of Northwest 1/4 of said section 28; run North along said West line of the Southeast 1/4 of Northwest 1/4 of said section 28 to the Point of Beginning.

Parcel F: A parcel of land lying in the Southeast 1/4 of the Northwest 1/4 of Section 28, Township 8 South, Range 28 East, Saint Johns County, Florida, and being more particularly described as follows:

Beginning at a point of intersection of the North line of the Southeast 1/4 of the Northwest 1/4 of said section 28 and the northwesterly right-of-way line of County Road No. C-13A; run South 89 degrees 01 minutes 52 seconds West, along the said North line of the Southeast 1/4 of the Northwest 1/4 of said Section 28, for a distance of 647.06 feet to a point; thence run South 33 degrees 37 minutes East, for a distance of 421.45 feet, more or less, to a point of intersection with the aforementioned northwesterly right-of-way line of County Road No. C-13A; thence run North 54 degrees 55 minutes East, along the northwesterly right-of-way line of said county road C-13A, for a distance of 271.47 feet to a point of curvature; thence run northeasterly along the arc of a circular curve to the left, on the northwesterly right-of-way line of said County Road No. C-13A, having a radius of 676.78 feet, through a central angle of 23 degrees 58 minutes 42 seconds, for a distance of 283.23 feet to the Point of Beginning.

**Parcel G:** A parcel of land in the Southeast 1/4 of the Northwest 1/4 of Section 28, Township 8 South, Range 28 East, Saint Johns County, Florida, and being more particularly described as follows:

Commence at the Northwest corner of said Southeast 1/4 of the Northwest 1/4; thence run North 89 degrees 01 minutes 52 seconds East, along the North line of said Southeast 1/4 of the Northwest 1/4, 150 feet to the point of beginning; thence continue to run North 89 degrees 01 minutes 52 seconds east, 420 feet more or less to the Northwest corner of the property as described in Official Records Book 579, Page 185; thence run South 33 degrees 37 minutes 00 seconds East, 421.45 feet to the northerly right-of-way of state Road No. 13-A; thence run South 54 degrees 55 minutes West, along said right-of-way, 64.41 feet to the Southeast corner of the property as described in Official Records Book 236, Page 860; thence run North 41 degrees 25 minutes 15 seconds West, 270 feet; thence run South 54 degrees 55 minutes West, 150 feet; thence run South 41 degrees 25 minutes 15 seconds East, 270 feet to the aforesaid right-of-way of State Road No. 13-A; thence South 54 degrees 55 minutes West, along said right-of-way, 298.80 feet to the right-of-way of State Road No. 13; thence run North 41 degrees 25 minutes 15 seconds West, along lastly said right-of-way, 400 feet more or less to the South line of that property as described in Official Records Book 652, Page 1296; thence run North 89 degrees 01 minutes 52 seconds East, 50 feet more or less to the Southeast corner of said property in Official Records Book 652, page 1296; thence run North 00 degrees 15 minutes 25 seconds East, 70 feet to the Point of Beginning.

**Parcel H:** A parcel of land in the Southeast 1/4 of the Northwest 1/4 of Section 28, Township 8 South, Range 28 East, Saint Johns County, Florida, and being more particularly described as follows:

Begin at the intersection of the West line of said Southeast 1/4 of the Northwest 1/4 with the West right-of-way of State Road No. 13 (a 66 foot wide right-of-way); thence run South 41 degrees 25 minutes 15 seconds East, along said West right-of-way, 149.26 feet; thence South 48 degrees 34 minutes 45 seconds West, 33.64 feet; thence South 22 degrees 05 minutes 07 seconds West, 39.48 feet; thence South 17 degrees 49 minutes 37 seconds West, 53.10 feet; thence North 78 degrees 40 minutes 19 seconds West, 30.50 feet; thence South 22 degrees 19 minutes 00 seconds West, 20.01 feet; thence South 88 degrees 48 minutes 46 seconds West, 29.74 feet; thence North 01 degrees 11 minutes 04 seconds West, 248.38 feet to the Point of Beginning.

**Parcel I:** And corrective deed recorded in Official Records Book 1113, page 137 more fully described as follows:

A parcel of land in the Southeast 1/4 of the Northwest 1/4 of Section 28, Township 8 South, Range 28 East, Saint Johns County, Florida, and being more particularly described as follows:

Commence at the Northwest corner of said Southeast 1/4 of the Northwest 1/4; thence run North 89 degrees 01 minutes 52 seconds East, along the North line of said Southeast 1/4 of the Northwest 1/4, 150 feet to the point of beginning; thence continue to run North 89 degrees 01 minutes 52 seconds East, 420 feet more or less to the Northwest corner of the property as described in Official Records Book 579, Page 185; thence run South 33 degrees 37 minutes 00 seconds East, 421.45 feet to the northerly right-of-way of State Road No. 13-A; thence run South 54 degrees 55 minutes West, along said right-of-way, 64.41 feet to the South East corner of the property as described in Official Records Book 236, Page 860; thence run North 41 degrees 25 minutes 15 seconds West, 270 feet; thence run South 54 degrees 55 minutes West, 150 feet; thence run South 41 degrees 25 minutes 15 seconds East, 270 feet to the aforesaid right-of-way of State Road No. 13-A; thence South 54 degrees 55 minutes West, along said right-of-way, 298.80 feet to the right-of-way of State Road No. 13; thence run North 41 degrees 25 minutes 15 seconds West, along lastly said right-of-way, 400 feet more or less to the South line of that property as described in Official Records Book 652, Page 1296; thence run North 89 degrees 01 minutes 52 seconds East, 50 feet more or less to the Southeast corner of said property in Official Records Book 652, Page 1296; thence run North 00 degrees 15 minutes 25 seconds East, 270 feet to the Point of Beginning.

**Parcel J: And corrective deed recorded in Official Records Book 1113, Page 139 more fully described as follows:**

**A Parcel of land in the Southeast 1/4 of the Northwest 1/4 of Section 28, Township 8 South, Range 28 East, Saint Johns County, Florida, and being more particularly described as follows:**

**Begin at the intersection of the West line of said southeast 1/4 of the Northwest 1/4 with the West right-of-way of State Road No. 13 (a 66 foot wide right-of-way): thence run South 41 degrees 25 minutes 15 seconds East, along said West right-of-way, 149.26 feet: thence South 48 degrees 34 minutes 45 seconds West, 33.64 feet; thence South 22 degrees 05 minutes 07 seconds West, 39.48 feet: thence South 17 degrees 49 minutes 37 seconds West, 53.10 feet: thence North 78 degrees 40 minutes 19 seconds West, 30.50 feet: thence South 22 degrees 19 minutes 00 seconds West, 20.01 feet: thence South 88 degrees 48 minutes 46 seconds West, 29.74 feet: thence North 01 degrees 11 minutes 04 seconds West, 248.38 feet to the Point of Beginning.**

**Parcel K: Parcel of land lying Northeast State Road 13, lying Southeast 1/4 Northwest, 1/4 Northeast of State Road 13, commence and begin 89 degrees, 165 feet Northeast, Northwest 105 feet, Southwest 165 feet and Southeast 75 feet.**

**Parcel L: Parcel of land in Section 28, Township 8 South, Range 28 East, Land Survey 84-0030, map dated February 9, 1984.**

## Exhibit C Text Amendment

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

The subject property legally described in Ordinance No. 2026- 14 is assigned the Future Land Use designation of Residential-A as shown on the Future Land Use Map. Residential uses on the subject property shall be limited to a maximum one (1) single-family residential 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.

I HEREBY CERTIFY THAT THIS DOCUMENT IS A TRUE AND CORRECT COPY AS APPEARS ON RECORD IN ST. JOHNS COUNTY, FLORIDA. WITNESS MY HAND AND OFFICIAL SEAL THIS 22 DAY OF May 2026  
ST. JOHNS COUNTY CLERK OF COURT  
Ex-Officio Clerk of the Board of County Commissioners  
By: Crystal Smith Deputy Clerk



# USA TODAY CO.



PO Box 631244 Cincinnati, OH 45263-1244

## AFFIDAVIT OF PUBLICATION

John C. Leone  
John C. Leone  
JKL Design  
33 Manresa RD  
St Augustine FL 32084-2932

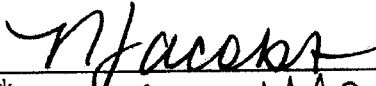
STATE OF WISCONSIN, COUNTY OF BROWN

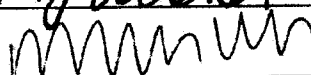
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SAG St Augustine Record 03/26/2026

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 03/26/2026

  
Legal Clerk

  
Notary, State of WI, County of Brown

8. 29. 26

My commission expires

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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, 1/16/2026 at 1:30 pm**, and the St. Johns County Board of County Commissioners on **Tuesday, 3/19/2026 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 AGRICULTURAL-INTENSIVE (A-I) TO RESIDENTIAL-A (RES-A) WITH A TEXT AMENDMENT LIMITING THE PROPERTY TO A MAXIMUM OF ONE (1) SINGLE-FAMILY RESIDENTIAL DWELLING UNIT, FOR APPROXIMATELY 18.27 ACRES OF LAND LOCATED AT 4060 COUNTY ROAD 13 SOUTH; 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 18.27 acres and is located on 4060 County Road 13 S, 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.*

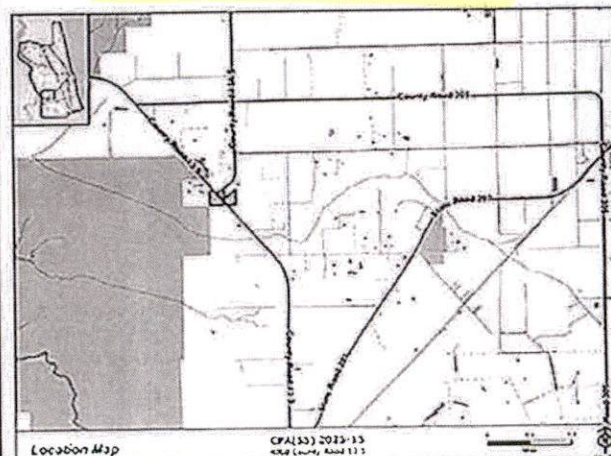
The proposed change is known as File Number CPA 88-2025000015, and is available for review in the Planning and Zoning Division of the Growth Management Department, at the Permit Center, 1010 Lewis Speedway, St. Augustine, Florida and may be examined by interested parties prior to said public hearings.

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 (904) 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      BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA      ST. JOHNS COUNTY, FLORIDA  
RICHARD HILSENBECK, CHAIR      CLAY MURPHY, CHAIR  
File Number: CPA 88-2025000015, 4060 County Road 13 S



Location Map

CPA(88) 2025-15  
St. Johns County, Florida



FLORIDA DEPARTMENT of STATE

**RON DESANTIS**  
Governor

**CORD BYRD**  
Secretary of State

May 21, 2026

FILED MAY 21 2026  
St. Johns County  
Clerk of Court  
By: *Crystal Smith*  
Deputy Clerk

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. 2026-14, which was filed in this office on May 21, 2026.

Sincerely,

Alexandra Leijon  
Administrative Code and Register Director

AL/dp