

ORDINANCE NO. 2026 - 3

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 7.91 ACRES OF LAND LOCATED AT 845 COUNTY ROAD 13A 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 of one (1) single-family residential dwelling unit** for approximately 7.91 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 scriveners 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 3rd DAY OF February 2026.

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

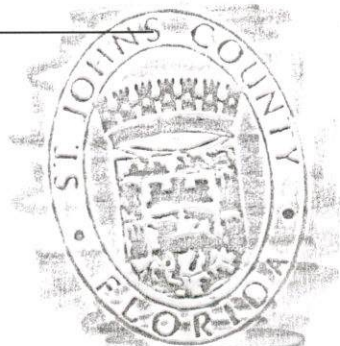
BY: Clay Murphy  
Clay Murphy, Chair

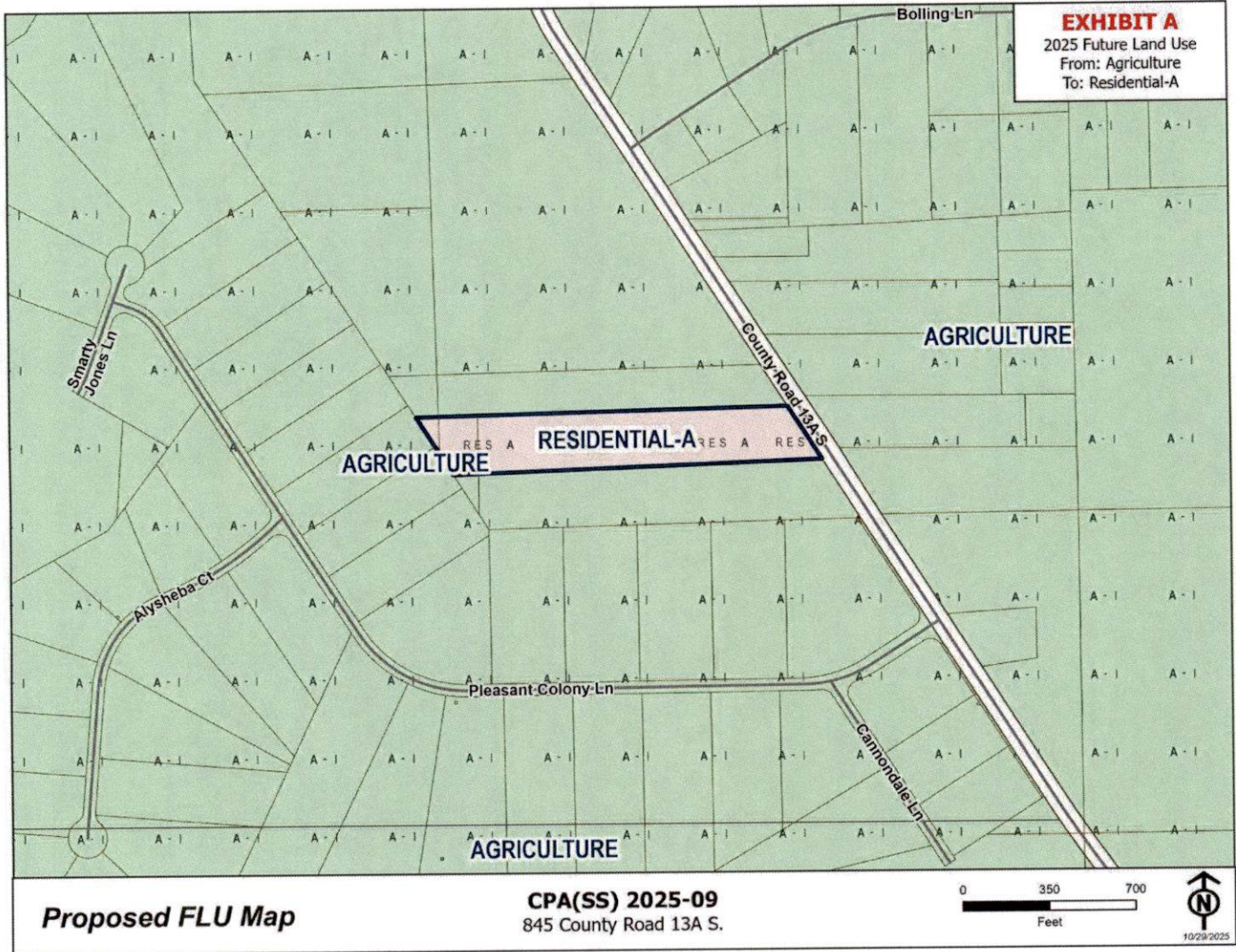
**Rendition Date** FEB 06 2026

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

BY: Brandon J. Patty  
Deputy Clerk

**Effective Date:** MAR 06 2026

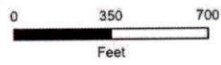




**EXHIBIT A**  
 2025 Future Land Use  
 From: Agriculture  
 To: Residential-A

**Proposed FLU Map**

**CPA(SS) 2025-09**  
 845 County Road 13A S.



10/29/2025

## EXHIBIT B

# LEGAL DESCRIPTION (BY SURVEYOR)

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF SECTION 5, TOWNSHIP 8 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING A FOUND RAILROAD IRON; THENCE SOUTH 00°58'01" EAST, ALONG THE PROJECTED EAST LINE OF SAID SECTION 5, 89.38' TO THE INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD #13-A, HAVING A RIGHT OF WAY WIDTH OF 80', SAID POINT LYING IN A CURVE BEING CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 5769.65'; THENCE NORTHERLY ALONG THE AFOREMENTIONED WESTERLY RIGHT OF WAY OF SAID COUNTY ROAD #13-A, LYING IN A CURVE BEING CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 5769.65', DELTA OF 2°52'10", ARC DISTANCE OF 288.94', CHORD BEARING OF NORTH 34°27'44" WEST, AND CHORD DISTANCE OF 288.91' TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 33°01'39" WEST, ALONG SAID RIGHT OF WAY OF COUNTY ROAD #13-A, 1353.82'; THENCE N 32 46'09" W, A DISTANCE OF 284.79 FEET TO THE POINT OF BEGINNING; THENCE S 87 58'19" W, A DISTANCE OF 1497.60 FEET; THENCE N 32 47'46" W, A DISTANCE OF 278.38 FEET; THENCE N 88 40'35" E, A DISTANCE OF 1508.90 FEET; THENCE S 32 46'06" E, A DISTANCE OF 256.71 FEET TO THE POINT OF BEGINNING AND TO CLOSE

SUBJECT TO A 50' WIDE PRESERVATION AND MAINTENANCE EASEMENT ACROSS THE WESTERLY 50 FEET OF THE ABOVE DESCRIBED PARCEL BEING MORE PARTICULARLY DESCRIBED IN OFFICIAL RECORDS BOOK 2821 PAGE 1464

## **Exhibit C**

### **Text Amendment**

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

The subject property legally described in Ordinance No. 2026-3 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 of 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.

# LOCALIQ<sup>®</sup>

## FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

### AFFIDAVIT OF PUBLICATION

Robert L. Cooper, Jr.  
Robert L. Cooper, Jr.  
Robert L Cooper Jr  
7525 Beach RD  
Elkton FL 32033-3529


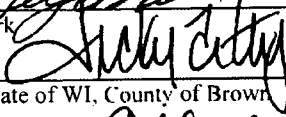
STATE OF WISCONSIN, COUNTY OF BROWN

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 , was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

SAG St Augustine Record 11/25/2025

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 11/25/2025

  
\_\_\_\_\_  
Legal Clerk  
  
\_\_\_\_\_  
Notary, State of WI, County of Brown  
9.19.29  
\_\_\_\_\_  
My commission expires

Publication Cost: \$241.60  
Tax Amount: \$0.00  
Payment Cost: \$241.60  
Order No: 11858775 # of Copies:  
Customer No: 1571170 0  
PO #:

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*

VICKY FELTY  
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, 12/18/2025 at 1:30 pm**, and the St. Johns County Board of County Commissioners on **Tuesday, 2/3/2026 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-1) 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 7.91 ACRES OF LAND LOCATED AT 845 COUNTY ROAD 13A 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 7.910 acres and is located on 845 County Road 13A S (031010-0000), 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.*

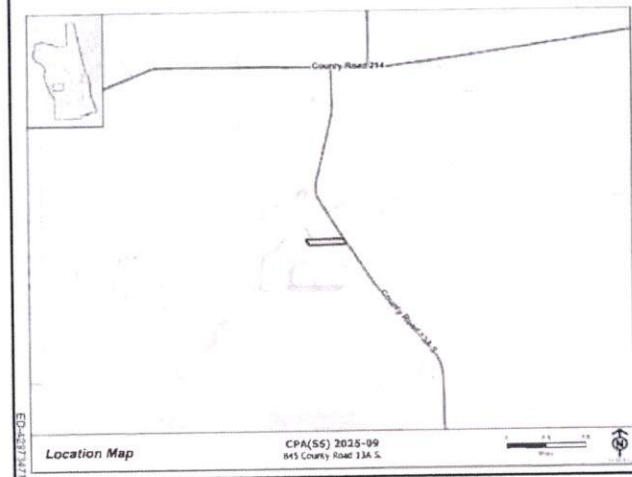
The proposed change is known as File Number CPA/SS-2025000009, and is available for review in the Planning and Zoning Division of the Growth Management Department, at the Permit Center, 4040 Lewis Speedway, St. Augustine, Florida and may be examined by interested parties prior to said public hearings.

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) 209-0630 or at the St. Johns County Facilities Management, 2416 Dobbs Road, St. Augustine, FL 32086. Hearing impaired persons, call Florida Relay Service (1-800-935-8770), 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           KRISTA JOSEPH, CHAIR  
File Number: CPA/SS-2025000009, 845 County Road 13A South





FLORIDA DEPARTMENT *of* STATE

**RON DESANTIS**  
Governor

**CORD BYRD**  
Secretary of State

February 9, 2026

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

FILED **FEB 09 2026**  
St. Johns County  
Clerk of Court  
By   
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. 2026-3, which was filed in this office on February 9, 2026.

Sincerely,

Alexandra Leijon  
Administrative Code and Register Director

AL/dp