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**AGENDA ITEM
ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS**

Deadline for Submission - Wednesday 9 a.m. – Thirteen Days Prior to BCC Meeting

7/19/2022

BCC MEETING DATE

TO: Hunter S. Conrad, County Administrator **DATE:** May 5, 2022

FROM: Jacob Smith, Senior Supervising Planner **PHONE:** 904 209-0598

SUBJECT OR TITLE: CPA(SS)21-26 Wade's Creek

AGENDA TYPE: Business Item, Ordinance, Public Hearing, Report

BACKGROUND INFORMATION:

Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 19.22 acres of land from Agricultural-Intensive (A-I) to Residential-C (Res-C) to accommodate a maximum 115 residential dwelling units. This request is a companion application to PUD21-24 Wade's Creek PUD. The project is located at the northwest corner of SR 16 and CR 16A. The Planning and Zoning Agency recommended approval with a vote of 4-2 at their regularly scheduled hearing on May 5, 2022.

1. IS FUNDING REQUIRED? No **2. IF YES, INDICATE IF BUDGETED.** No

IF FUNDING IS REQUIRED, MANDATORY OMB REVIEW IS REQUIRED:

INDICATE FUNDING SOURCE:

SUGGESTED MOTION/RECOMMENDATION/ACTION:

APPROVE: Motion to enact Ordinance 2022-_____, CPA(SS) 2021-26 Wade's Creek, based upon four (4) findings of fact as provided in the Staff Report.

DENY: Motion to deny CPA(SS) 2021-26 Wade's Creek, based upon four (4) findings of fact as provided in the Staff Report.

For Administration Use Only:

Legal: Christine Valliere 5/17/2022

OMB: JDD 5/25/2022

Admin: Joy Andrews 5/26/2022



Growth Management Department
PLANNING DIVISION REPORT
Application for Small Scale Comprehensive Plan Amendment
CPA (SS) 2021-26 Wade's Creek

To: Board of County Commissioners

From: Jacob Smith, Senior Supervising Planner

Date: April 27, 2022

Subject: **CPA (SS) 2021-26 Wade's Creek**, a Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 19.22 acres of land from Agricultural-Intensive (A-I) to Residential-C (Res-C) to accommodate a maximum 115 residential dwelling units.

Owner(s): Allan & Camilla Roberts

Applicant(s): Bradley Wester

Hearing Date(s): Planning and Zoning Agency – May 5, 2022
Board of County Commissioners – June 7, 2022

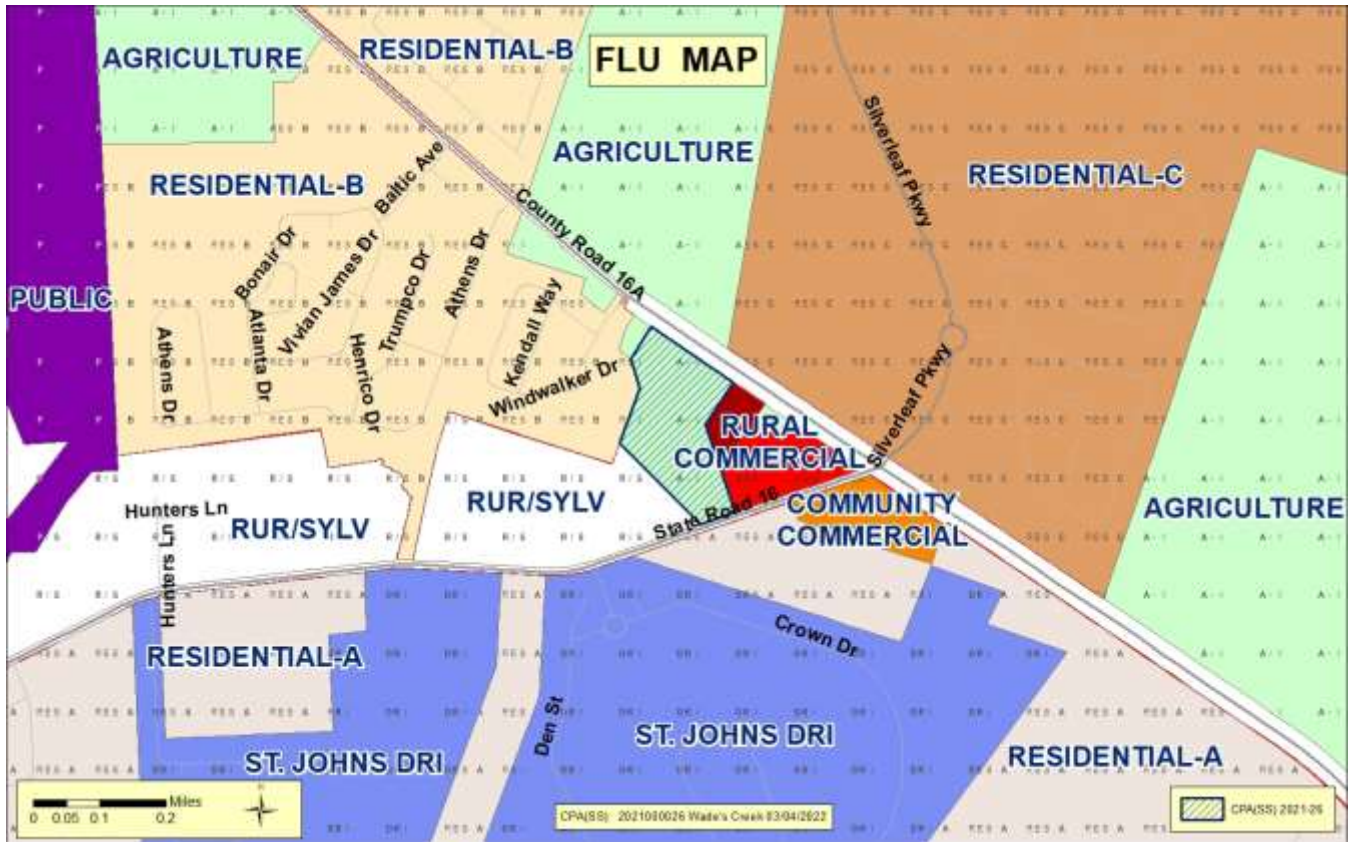
Commissioner
District: District 2

MAP SERIES

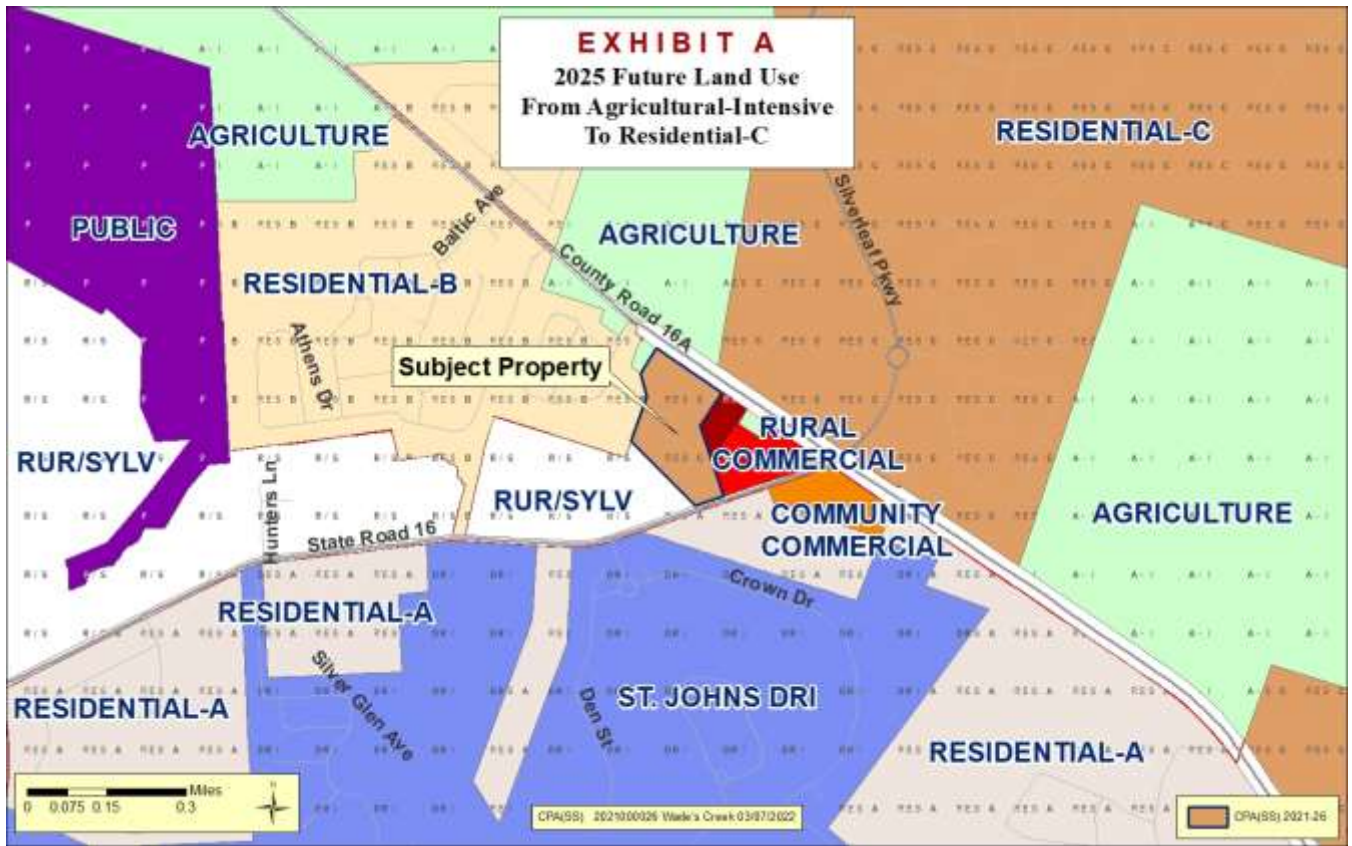
Location: The subject property is located on the western corner of County Road 16A and State Road 16.



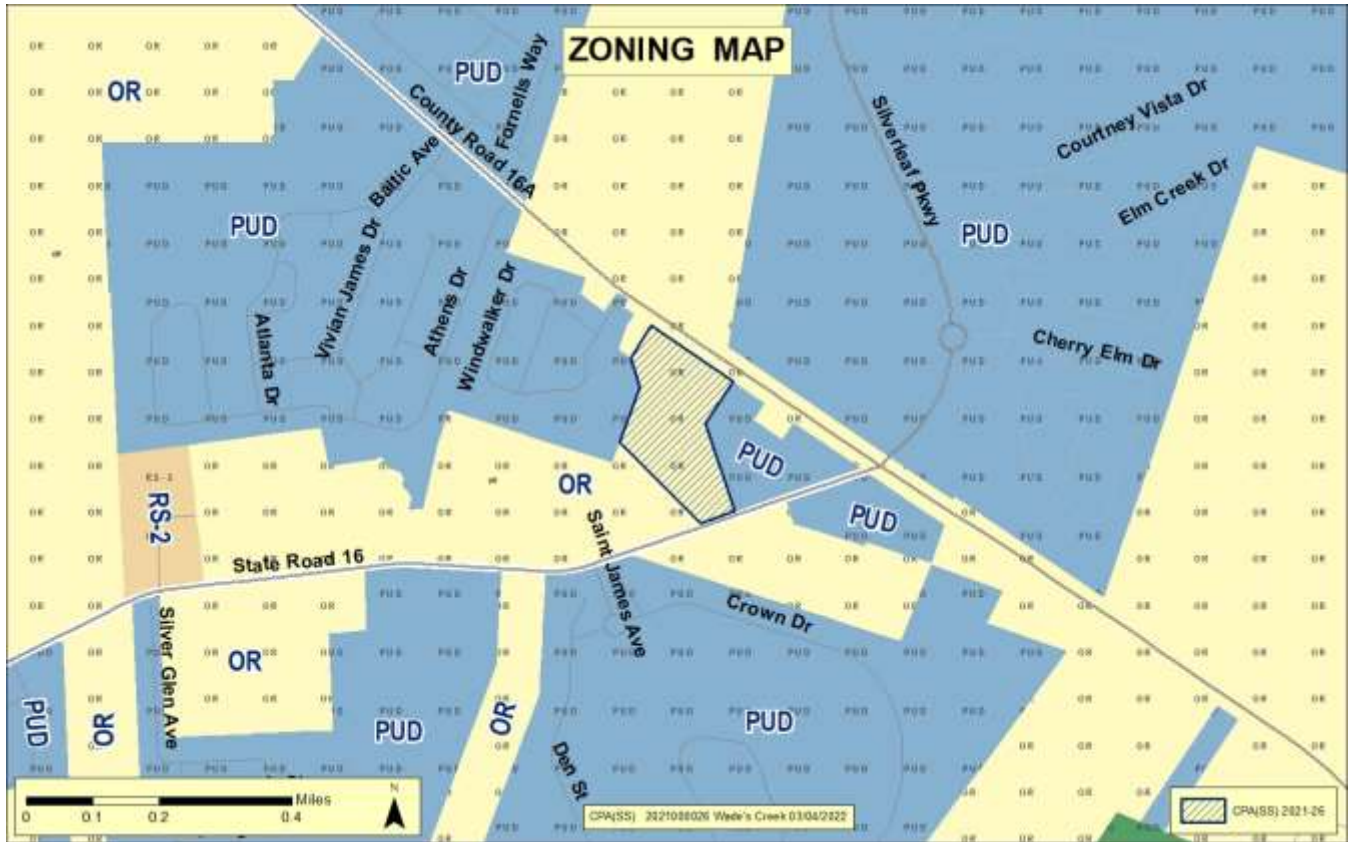
Existing Future Land Use: The subject property and the property to the north are designated Agriculture on the Future Land Use Map. Surrounding properties have a mixture of residential and commercial land use designations.



Proposed Future Land Use: The applicant is proposing a Residential-C (RES-C) Future Land Use designation.



Zoning District: The subject property is currently zoned Open Rural (OR) with a requested change to Planned Unit Development (PUD). Surrounding properties are zoned a mix of residential and commercial Planned Unit Developments (PUD), as well as Open Rural (OR).



Aerial Imagery: The subject property is approximately 19.22 acres in size including approximately .55 acres of wetlands. The subject property is currently vacant and lies to the east of the Wards Creek Planned Unit Development, and to the west of the Bridle Ridge Planned Unit Development, where a U-Haul facility is proposed. Property to the south has mobile homes while property to the north across County Road 16A is currently undeveloped.



Flood Zone: The subject property is located entirely within Flood Zone X.



APPLICATION SUMMARY

This is a request for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map (FLUM) designation from Agriculture (A-I) to Residential-C (RES-C) on property located off of State Road 16 and County Road 16A. The property is approximately 19.22 acres in size and is vacant. The Applicant proposes to construct a maximum of 115 unit single-family residential rental community.

IMPACT REVIEWTransportation/Concurrency Division Review:*Traffic Impact Analysis*

The following assessment is a non-binding traffic impact analysis for WADE'S CREEK CPA (SS) 2021-26 to assess for potential impact based solely upon the applicant's intent to develop within this Comprehensive Plan Amendment application from Agricultural Intensive (max density 1 unit per 20 acres) to Residential C (max density 6 units per acre) for 19.22 acres.

In accordance with the CPA application, the applicant seeks to change the existing Agricultural Intensive future land use designation to Residential C future land use to allow single family residential rental development. Based on the companion PUD rezoning, development is proposed to consist of 115 single family rental units.

The proposed PUD (115 single family units) is estimated to generate 1,147 daily trips and 113 p.m. peak hour trips.

PRELIMINARY PROPORTIONATE FAIR SHARE ANALYSIS

A preliminary proportionate fair share analysis is provided for the proposed residential development consisting of 115 single family units. Based on the current roadway status within the 4-mile radius study area (Transportation Analysis Spreadsheet dated 2/1/2021), including trips from pending concurrency applications, the following roadway segments are currently projected to be adversely impacted based on total committed traffic:

Link 91.2 (SR 16 from IGP to CR 2209)

Link 92.11 (SR 16 from CR 2209 to S. Francis Rd.)

Link 92.12 (SR 16 from S. Francis Rd. to West Mall Entrance)

Link 171.2 (CR 2209 from Silverleaf Pkwy to First Coast Expressway)

Deficient Roadways Map: Adversely impacted segments are those roadway segments within the 4-mile radius study area that are currently over 100% of capacity based on total committed traffic and are impacted by project traffic at 1% or greater of the approved maximum service volume.



The required proportionate fair share for impacts to the adversely impacted segments shown above is currently estimated to be \$832,568.00 (preliminary estimate UPDATED 4/20/2022), subject to final review in conjunction with a formal concurrency application currently in review (CONMAJ 2022-06). The concurrency application is still under review pending intersection analyses and school concurrency determination.

The current status of construction and/or proportionate share commitments for the adversely impacted segments is provided in the table below. It is anticipated that the proposed Wade's Creek PUD would contribute its proportionate fair share and is not proposing construction of improvements.

Impacted Roadway Commitments

Link ID	Roadway	Improvement Needed	Estimated Improvement Costs (2021)	Current Commitments	Current Status	Wade's Creek PFS
91.2	SR 16 (IGP to future CR 2209)	Widen to 4-Lane (Urban)	\$7,069,995	Proportionate Share Fund established	Intersection improvements in Design (County)	\$92,617
92.11	SR 16 (CR 2209 to S. Francis Rd.)	New Construction 4-Lane (Suburban)	\$8,815,256	Grand Oaks construction approximate 1 mile (not financially secure)	Design Underway	\$97,849
92.12	SR 16 (S. Francis Rd. to Grand Oaks Entrance)	New Construction 4-Lane (Suburban)	\$22,270,616	Grand Oaks total construction approximate 2 miles (not financially secure)	Design Underway	\$202,961
92.12	SR 16 (Grand Oaks Entrance to West Mall entrance)	New Construction 4-Lane (Suburban)	\$12,129,568	Remaining approximate 1.4 miles unfunded	Unfunded	
171.2	CR 2209 (Silverleaf Pkwy to First Coast Expressway)	Widen 4 to 6-Lane (Urban)	\$14,211,668	None	Unfunded	\$439,141
					TOTAL PFS	\$832,568

Potable Water and Sanitary Sewer:

Central water and sewer service will be provided by St. Johns County, connecting to lines along SR16.

Drainage and Stormwater Management:

The project will comply with all applicable federal, state, regional and local permitting requirements reviewed simultaneously with the processing of Subdivision Construction Plans.

Solid Waste:

The project will comply with all applicable federal, state, regional and local requirements.

Parks and Recreation/Open Space:

This project will generate a need for 1.13 acres of active recreation. A minimum 25% open space preservation is required. These provisions of recreation and open space will be provided within the PUD.

Mass Transit: There is sufficient capacity.

School: Staff reached out to the School District; however, at this writing, an estimated school determination was not provided. The project is subject to school concurrency, which may be filed after this amendment is adopted.

Fire Services:

ISO's Public Protection Classification (PPC) information plays an important part in the decisions many insurers make affecting the underwriting and pricing of property insurance. ISO analyzes the relevant data and assigns a PPC- grading from 1 (lowest risk) to 10 (highest risk). A higher ISO rating could mean higher homeowner insurance. This information is provided for the consideration of future homeowners. It is important to note, St. Johns County Fire Rescue does and will continue to respond to all properties within the County regardless of the ISO rating.

As of August 2016, ISO applies the following classification to properties in St Johns County:

- * Class 3- property within 5 road miles of an existing fire rescue station and within 1000 feet of a creditable water supply such as a fire hydrant, suction point, or dry hydrant.
- *Class 3X- property within 5 road miles of an existing fire rescue station but beyond 1000 feet of a creditable water supply.
- *Class 10W- property beyond 5 road miles but less than 7 road miles from an existing fire rescue station, and has a creditable water source.
- *Class 10- property beyond 5 road miles of a recognized fire rescue station.

Based on this project submitted, parcel 027981-0000, as well as the current primary fire station location at 235 Murabella Parkway and creditable water supply, ISO would assign a rating of Class 3.

DEPARTMENTAL REVIEW

The Planning and Zoning Division has routed this request to all appropriate reviewing departments. There are no open comments.

Technical Division Review: All future site engineering, drainage, and required infrastructure improvements will be reviewed pursuant to the established Development Review Process to ensure that the development has met all applicable local regulations and permitting requirements. No permits will be issued prior to compliance with all applicable regulations.

Office of the County Attorney Review:

All amendments to the St. Johns County comprehensive plan are legislative in nature. This is a policy-making decision to determine the future growth pattern of St. Johns County (i.e. is it appropriate to expand the development area boundary or to change the maximum theoretical growth in this area). A determination of consistency with the Comprehensive Plan and state law and approval or denial of the proposed amendment must not be arbitrary and capricious. Decisions on approval or denial of legislative land-use policy are determined on whether the decision is supported by evidence that is fairly debatable (i.e. whether reasonable minds may differ). This item is a legislative hearing, and therefore the Agency may take into account policy preferences expressed by persons with an interest in the amendment. The types of information, evidence, and documentation that the Agency may consider is broader than the competent substantial evidence of a quasi-judicial hearing.

Concurrency/Transportation Planning Review: The development is subject to concurrency review and compliance with Article XI of the Land Development Code prior to construction plan approval. A formal concurrency application and a detailed land development traffic analysis will be required; concurrency will be determined based upon the current availability of public infrastructure. An application for Concurrency can be submitted any time during the development review process. A School Concurrency Application is submitted directly to the St. Johns County School District and can be submitted any time after the proposed CPA is adopted. As provided in the Transportation Impact review, the preliminary proportionate fair share is currently estimated to be \$468,359, subject to final review in conjunction with a formal concurrency application, which is reviewed in the order received and may be affected by other applications submitted ahead of the proposed Mills Place application and the status of roadway segments at the time of formal concurrency review.

Planning and Zoning Division Review: The applicant is requesting a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of the subject property to Residential-C (Res-C) for a maximum of 115 single family residential rental units. Residential-C allows a maximum of 6 units per net acre, the Applicant proposes a maximum of 115 units, which results in a project density of 6 units per acre. The current Agriculture (A-I) designation would allow for only 1 residential dwelling units per 20 acres.

The Comprehensive Plan has several policies directed toward Comprehensive Plan Amendments, including A.1.2.5 and A.1.2.7. In part these policies provide:

- Policy A.1.2.5: All Comprehensive Plan amendments shall provide justification for the need for the proposed amendment and demonstrate how the proposed amendment discourages urban sprawl and not adversely impact natural resources. In evaluating proposed amendments, the County shall consider each of the following:

(a) the extent to which the proposed amendment is contiguous to an existing Development Area which has developed in a manner providing a compact, contiguous development pattern with the proposed amendment;

(b) the extent to which population growth and development trends warrant an amendment , including an analysis of vested and approved but unbuilt development;

(c) the extent to which adequate infrastructure to accommodate the proposed amendment exists, or is programmed and funded through an adopted Capital Improvement Schedule, such as the County Capital Improvement Program, the Florida Department of Transportation Five-Year Work Program, the North Florida Transportation Planning Organization (TPO) Transportation Improvement Program, or will be privately financed through a binding executed agreement, or will otherwise be provided at the time of development impacts as required by law;

(d) the extent to which the amendment will result in an efficient use of public funds needed for the provision of new infrastructure and services related to it;

(e) the extent to which the amendment will not result in a sprawl development pattern as determined by Chapter 163, Florida Statutes, and will not discourage infilling of more appropriate areas available for development within existing Development Area Boundaries; and

(f) the extent to which the amendment will result in a sustainable development pattern through a balance of land uses that is internally interrelated; demonstrates an efficient use of land; ensures compatible development adjacent to agriculture lands; protects environmental qualities and characteristics; provides interconnectivity of roadways; supports the use of non-automobile modes of transportation; and appropriately addresses the infrastructure needs of the community.

(g) the extent to which the amendment results in positive market, economic and fiscal benefits of the area as demonstrated through a market demand analysis, economic impact analysis and fiscal impact analysis.

- **Policy A.1.2.7:** of the Comprehensive Plan states: The County shall encourage urban and suburban growth within the development areas where public facilities and services exist. Development Areas are those areas designated on the Future Land Use Map, which depict the overall future growth pattern of the County. Areas designated R/S and A-I are not Development Areas. Comprehensive Plan amendments to add development area shall be discouraged unless the applicant demonstrates the amendment provides economic development, job creation, preservation of the natural environment, or other public benefit.

The applicant contends that the requested future land use change is consistent with the goals, objectives, and policies of the Comprehensive Plan. The applicant asserts that the request will further the County's stated goals by:

- Promoting infill development of residential development in an area that is surrounded by existing residential and commercial development. (Policy A.1.2.2 & 8)
- Efficiently using the County's investment in public infrastructure by locating land uses in areas of the County where adequate and available public facilities and infrastructure exist. (Policy A.1.2.7)

- Discouraging Urban Sprawl from major transportation corridors further from Interstate 95. (Objective A.1.2)
- Providing for new development to accommodate the projected population growth in a manner that does not adversely impact natural resources on or around the subject property. (Objective A.1.2.5(b))

The property is within an area that is developed with a mixture of residential of non-residential uses along State Road 16. The subject property is located in area that contains a mix of Open Rural zoning, single-family residential PUDs, and small commercial nodes. The subject property is bordered by areas with a Residential-C (RES-C), Commercial, Agriculture (A-I), and Rural Silviculture (R/S) Future Land Use designations.

CORRESPONDENCE/PHONE CALLS

Staff has received no correspondence or phone calls regarding this request.

NORTHWEST SECTOR MEETING

The Applicant held a NW Sector meeting on February 28, 2022, for PUD21-24 Wade's Creek PUD, at the World Golf Village Holiday Inn. Over two dozen members of the public attended, and the Applicant summarized the project and discussed impacts and benefits on the project. Common concerns addressed by the residents included traffic, rental costs, drainage, and buffering.

PLANNING AND ZONING AGENCY – PUBLIC HEARING

This application was heard by the Planning and Zoning Agency (PZA) at a regularly scheduled meeting on May 5, 2022. The PZA voted 4-2 to recommend approval of the proposed amendment. Dissenting members cited traffic and infrastructure as their main concerns.

ACTION

Staff offers four (4) findings of fact to support a motion to recommend approval or four (4) findings of fact to recommend denial. These findings may be subject to other competent substantial evidence received at the public hearing.

ATTACHMENTS

1. Recorded Documents Section
2. Application and Supporting Documents

PROPOSED FINDINGS OF FACT
CPA (SS) 2021-24 Wade's Creek

APPROVE	DENY
1. The proposed Comprehensive Plan Amendment was fully considered after public hearing pursuant to legal notice duly published as required by law.	1. The proposed Comprehensive Plan Amendment was fully considered after public hearing pursuant to legal notice duly published as required by law.
2. The amendment is consistent with the Northeast Florida Strategic Regional Policy Plan.	2. The amendment is not consistent with the Northeast Florida Strategic Regional Policy Plan.
3. The proposed Comprehensive Plan Amendment is consistent with applicable sections of the St. Johns County Comprehensive Plan and the Land Development Code.	3. The proposed Comprehensive Plan Amendment is not consistent with applicable sections of the St. Johns County Comprehensive Plan and the Land Development Code.
4. The proposed Comprehensive Plan 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.	4. The proposed Comprehensive Plan Amendment is not 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.

ATTACHMENT 1
RECORDED DOCUMENTS SECTION

ORDINANCE NO. 2022 - _____

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-C (RES-C) FOR APPROXIMATELY 19.2 ACRES OF LAND LOCATED AT 6351 COUNTY ROAD 16A; 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 **Agriculture (A-I)** to **Residential-C (RES-C)** for approximately 19.2 acres of land located at 6351 County Road 16A; 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 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 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 _____ DAY OF _____ 2022.

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

**BY: _____
Henry Dean, Chair**

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

**BY: _____
Deputy Clerk**

Effective Date: _____

EXHIBIT A
LEGAL DESCRIPTION

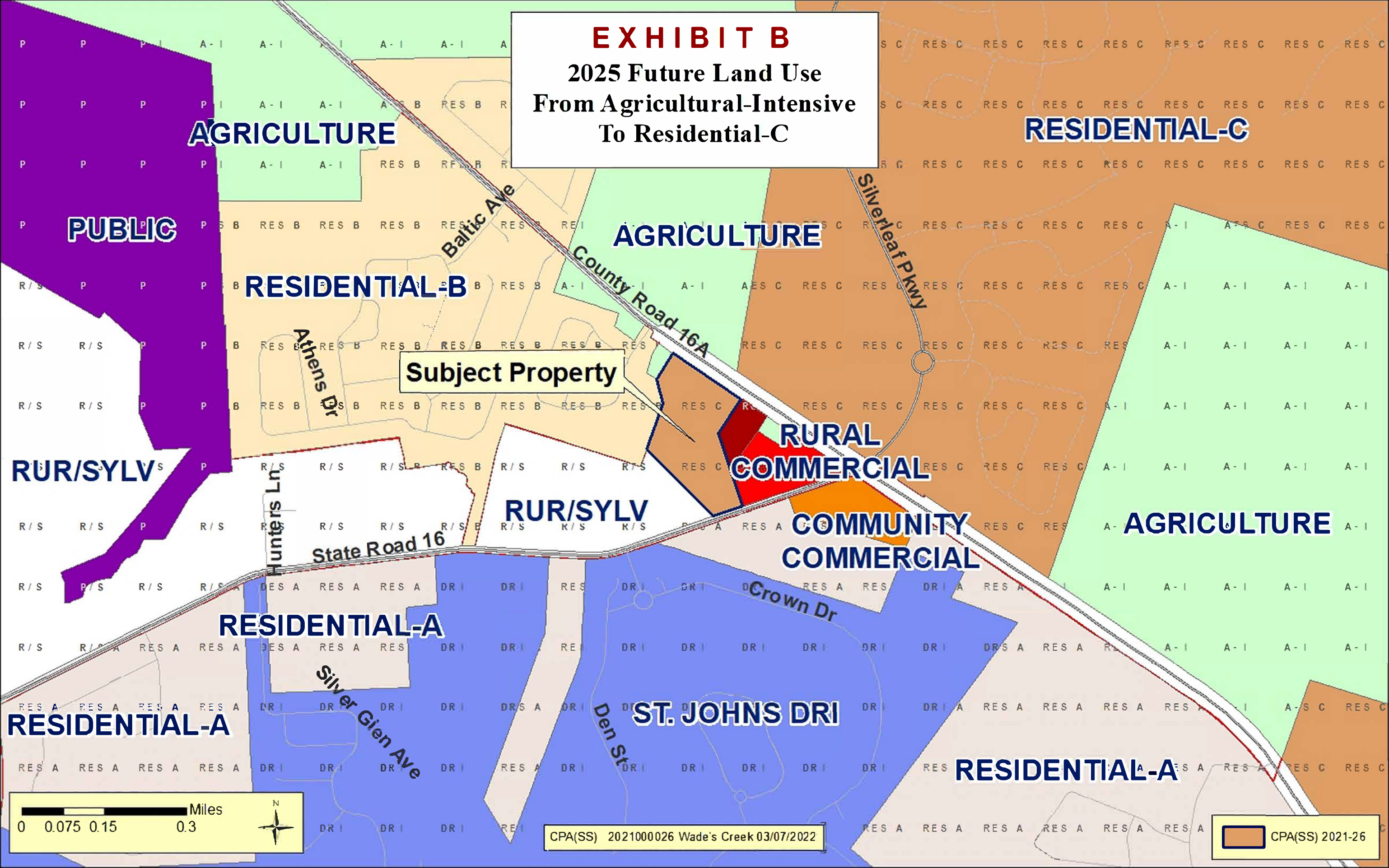
LEGAL DESCRIPTION AS FURNISHED:

A PARCEL OF LAND IN SUBSECTION 5 (OR LOT 5) OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16A (A 200' RIGHT-OF-WAY) WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16 (A 66' RIGHT-OF-WAY); THENCE SOUTH 72°52'08" WEST, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1057.69 FEET TO THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3950, PAGE 18 (PARCEL B) OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING, CONTINUE SOUTH 72°52'08" WEST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 290.16 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1603, PAGE 1424 OF SAID PUBLIC RECORDS; THENCE NORTH 43°32'54" WEST, ALONG THE EAST LINE OF LAST SAID LANDS, A DISTANCE OF 910.05 FEET TO THE MOST NORTHERLY CORNER OF LAST SAID LANDS, SAID CORNER BEING ON THE SOUTHEASTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 649, PAGE 107 OF SAID PUBLIC RECORDS; THENCE ALONG SAID SOUTHEASTERLY LINE THE FOLLOWING TWO (2) COURSES: COURSE ONE (1) NORTH 22°06'14" EAST, A DISTANCE OF 461.64 FEET; COURSE TWO (2) NORTH 14°22'56" WEST, A DISTANCE OF 246.77 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 649, PAGE 109 (PARCEL I) OF SAID PUBLIC RECORDS; THENCE NORTH 33°39'53" EAST, ALONG THE EAST LINE OF LAST SAID LANDS, A DISTANCE OF 300.10 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16A; THENCE SOUTH 54°13'24" EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 792.15 FEET TO THE MOST NORTHERLY CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3950, PAGE 18 (PARCEL B) OF SAID PUBLIC RECORDS; THENCE ALONG THE WESTERLY LINE OF LAST SAID LANDS THE FOLLOWING TWO (2) COURSES: COURSE ONE (1) SOUTH 35°46'36" WEST, A DISTANCE OF 400.00 FEET; COURSE TWO (2) SOUTH 17°07'52" EAST, A DISTANCE OF 735.65 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO 16 AND THE POINT OF BEGINNING.

CONTAINING 837,016 SQUARE FEET OR 19.22 ACRES MORE OR LESS.

EXHIBIT B
2025 Future Land Use
From Agricultural-Intensive
To Residential-C



AGRICULTURE

RESIDENTIAL-C

PUBLIC

AGRICULTURE

RESIDENTIAL-B

Subject Property

RURAL COMMERCIAL

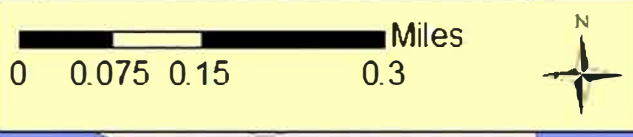
COMMUNITY COMMERCIAL

AGRICULTURE

RESIDENTIAL-A

ST. JOHNS DRI

RESIDENTIAL-A



CPA(SS) 202100026 Wade's Creek 03/07/2022

CPA(SS) 2021-26

**END DOCUMENTS
TO BE RECORDED**

ATTACHMENT 2
APPLICATION AND SUPPORTING
DOCUMENTS



Comprehensive Plan Amendment Application
St. Johns County Growth Management Services Department
4040 Lewis Speedway
St. Augustine, Florida 32084
 Phone (904) 209-0675 Fax (904) 209-0676

This application, together with ALL REQUIRED EXHIBITS and application fee, should be completed and filed with the Long Range Planning Division prior to the established filing deadline for the public hearings before the Planning and Zoning Agency and Board of County Commissioners. A COMPREHENSIVE PLAN AMENDMENT DOES NOT ENTITLE THE APPLICANT TO A DEVELOPMENT PERMIT OR CERTIFICATE OF CONCURRENCY.

File No. _____ Fee _____ Date _____

Property Owner(s) Allan and Camilla Roberts Phone (904) 825-8918

Address 4175 State Road 16 Fax _____

City Saint Augustine State FL Zip Code 32092 Email allanroberts56@gmail.com

Are there any owners not listed No Yes If yes please list on separate sheet to be included with your application

Applicant DeBartolo Development, LLC (c/o Reginald Wallace) Phone (813) 386-1836

Address 4401 W Kennedy Blvd, 3rd Floor Fax _____

City Tampa State FL Zip Code 33609 Email rwallace@debartolodevelopment.com

Type of Request This is a request to amend the **St. Johns County Comprehensive Plan as follows:**

Text Amendment (Sign certification statement and attach additional pages as necessary)

Element _____ Goal, Objective or Policy # _____ Page _____

Future Land Use Map Amendment (Complete the following sections)

Existing Future Land Use Map Designation A Zoning OR

Proposed Future Land Use Map Designation Res-C Zoning PUD

Location/Description: Property Appraiser's Parcel Identification No. 027981-0000

Street Address/Location 6351 County Road 16A

Total Acreage 19.22 Overall Dimensions _____ Flood Zone X

Adjacent Future Land Use Designation North: Res C/AGR South: RES A/DB East: RC West: Res B

Wetlands: Yes: No: Type: See Exhibit F Acres: _____

Soil Associations: See Exhibit F

Provide brief description of existing property. Include existing land cover and uses, any existing structures, infrastructure.

DeBartolo is proposing to amend the Comprehensive Plan Future Land Use Map from Agriculture to Residential C. The project is proposed to include up to 115 single family, detached, for-rent units in a traditional neighborhood setting for families/ individuals that may not otherwise be able to live in such a community.

The property is currently vacant and previously used for agriculture purposes. A man-made pond and ditch currently exist onsite. An Environmental Assessment Report is attached as Exhibit F.

This Comprehensive Plan Amendment will provide a necessary transitional use between the commercial uses recently approved directly east of the property and the surrounding single family uses.

Please see the attached Comprehensive Plan Consistency Analysis and Exhibits.

CONSISTENCY WITH COMPREHENSIVE PLAN (attach separate pages):

1. Provide justification/reasons for not developing in designated development areas as shown on Future Land Use Map. Include economic reasons and, if available, market study. **See attached.**
2. Provide information regarding the consistency of the proposed land use amendment with the adopted Future Land Use Element objectives and Policies and any other relevant section of the Comprehensive Plan. Also address consistency with the Strategic Regional Policy Plan and the State Comprehensive Plan. **See attached.**

ESTIMATED IMPACT ON THE AVAILABILITY OF PUBLIC FACILITIES:

3. Describe how property is to be developed. Include phasing, uses and estimates of (a) number and type of dwelling units; (b) square feet and type of commercial/industrial uses; (c) open space and recreational area; (d) buffers; (e) wetlands; (f) drainage and infrastructure areas; and (g) other uses and sizes. Account for all acres. Provide phasing dates and anticipated buildout. **See attached.**
4. (a) The project will use: public sewer or private sewer or septic tank.
 (b) The project will use: public water or private water or private well.
5. (a) Will the project build its own water plant? Yes No.
 (b) Will the project build its own sewage plant? Yes No.
6. If public or private utilities are to provide services, attach letters from the utility company or companies stating whether the utility company anticipates the availability of capacity to service the project through all phases.

7. Estimated Water and Sewage Demand:

	Phase (Years)	Use	GPD	Peak
Water			40,250	See Attached
Sewage			32,200	See Attached
Water Utility	Name: SJCUD		Address: 1205 SR 16 St. Augustine, FL 32084	
Sewer Utility	Name: SJCUD		Address: 1205 SR 16 St. Augustine, FL 32084	

8. Describe anticipated drainage system:

It is anticipated that a stormwater system consistent with all applicable state and local regulations will be developed to serve the project.

9. Estimate the Solid Waste Demand by 5.7 pounds per person per day or by use. Indicate methodology:

Phase (Years)	Number of People or Use	Pounds per Day
1 Phase	115 x 2.44	1,599.42
	115 x 2.44	

10. Estimate the Transportation Disadvantaged Van Services Demand by applying 1.5 percent times the number of Dwelling Units times 2.44 Persons Per Unit. (Only applies to residential developments.)

Phase (Years)	demand = Dwelling Units X 2.44 Persons Per Unit X 0.015
1	115 units x 2.44 x .015 = 4.2

11. Estimate the Recreation and Open Space Demand of residential projects by applying the following formulas:

- (a) Number of Dwelling Units X 2.4 Persons Per Unit X 5 Acres Per 1,000 Population for Neighborhood/Community Park Recreation, by phase:
 $115 \times 2.4 \times 5/1000 = 1.38$ acres

- (b) Number of Units X 2.5 Persons Per Unit X 24 Acres per 1,000 Population for Regional/Open Space, by Phase.
 $115 \times 2.5 \times 24/1000 = 6.9$ acres

12. Traffic – Estimate Average Weekday Peak Hour Trips by phase by number of dwelling units and square feet of each on-residential use using the trip generation rates from the latest edition of the Institute of Transportation Engineers *Trip Generation Manual*.

Phase (Years)	Dwelling Units or Square Feet of Each Use	Trips
	See attached Exhibit G	
	See attached Exhibit G	

13. Estimate the area of impact using the *Traffic Impact Methodology and Procedures* contained in Appendix A of the **Land Development Code** and estimate the impacts on the Levels of Service on the segments within the Area of Impact by Phase. ATTACH CALCULATIONS (staff will complete for up to 29.99 peak hour trips).

Phase Years)	Road Segment #	Existing LOS	Project Trips	LOS with Project & Background Traffic by Phase End
				See attached Exhibit G
				See attached Exhibit G

REQUIRED EXHIBITS: (MUST BE SUBMITTED IN THIS ORDER)

- Owner's Authorization for Agent Form. All persons listed on the deed, purchase agreement, title opinion or other acceptable proof of ownership must complete an Owners Authorization.
- Proof of ownership (copy of deed or purchase agreement, and title opinion).
- Legal description and tax identification number.
- General location map with subject property clearly identified.
- Property Appraiser's Map with identification of subject property, zoning, and Comprehensive Plan Land Use Designation within 300 feet of property.
- Comprehensive Plan Future Land Use Map with subject property clearly identified.
- Most recent aerial of site showing property boundaries.
- Copy of soils map showing property boundaries.
- Generalized site plan with uses, phases as described in Question 13.
- Water and Sewer Utility letter, if applicable (Question 16).
- One (1) copy of application and exhibits.

NOTE: On each map include north arrow, property outline, name of person or firm who prepared the map, date of map preparation, and source of the map.

I HEREBY CERTIFY THAT ALL INFORMATION IS CORRECT:

Signature of owner(s) or authorized person if Owner's Authorization Form is attached:

Printed or typed name(s): Staci Rewis

Signature(s): *Staci Rewis*

NAME AND ADDRESS OF PERSON TO RECEIVE ALL CORRESPONDENCE REGARDING THIS APPLICATION:

Name: Staci Rewis

Mailing Address: 1 Independent Drive, Suite 1200

Phone: 904-301-1269 FAX: _____ E-mail: srewis@drivermcafee.com

State of Florida County of St. Johns

The foregoing instrument was acknowledged before me by means of physical presence or online notarization

this 2nd day of December, 2021, by Staci Rewis as _____

for _____ Notary Public, State of Florida

Name _____ # _____ Oath sworn: Yes No

Notary Signature

Patricia H. Todd



Community Meeting Minutes
Subject Property located at 6351 County Road 16A, St. Augustine, FL

February 28, 2022

Holiday Inn St. Augustine World Golf
475 Commerce Lake Drive
St. Augustine, FL 32095

Meeting start: 6:07 PM

Brad Wester (“BCW”) – Agent (Driver McAfee Hawthorne & Diebenow)
Blair Shane – Paralegal & Assistant (Driver McAfee Hawthorne & Diebenow)
David Gastel – Civil Engineer (Atwell Group)
Nelson Caparas – Traffic Engineer (LTG)
Natalia Goldenberg– Asst Development Manager (DeBartolo Development)
Reggie Wallace – Developer and Acquisitions manager (DeBartolo Development)
Jacob Smith- Senior Planner (St. Johns County)

Brad describes format of meeting and brief introductions to the team and proposal.

Reggie gives background on DeBartolo.

First indoor shopping center Youngstown, Ohio, 2003 transitioned from retail and moved into residential, limited service hospitality, multi-family and traditional, and single family Detached family development

Working with Roberts family for last 6-7 months to develop 9 acres to deliver 115 units and clubhouse

Discuss Entitlement and Zoning Process – why we are here

Project Overview – concept and next steps

Discuss three required meetings per NW Sector –

1. Community meeting (publicly noticed meeting)
2. PZA (public hearing)
3. BCC (public hearing)

What we are doing - Comp plan amendment and rezoning – full entitlement package
Infill parcel between U-Haul parcel, going through rezoning and CPA. Other side was agricultural land, no wetlands, manmade lake, wet crop land. Generally, very limited to no significant wetland impact, no protected tree impacts, no protected species, wide open piece of property.

Timeframe: Roughly 3 more months of review and hearings.

Past 9 months: Design, study of land, schools, traffic, zoning submittal, etc.

Planning theory 101 – we are transitional use as infill parcel between immediately abutting commercial and less dense residential community.

Geographic: access is only CR16A, buffer between Ward’s creek and Wade’s creek; discuss scenic and development edges.

QUESTIONS FROM PARTICIPANTS:

Participant: Any idea of below development, Baptist property plans?

BCW: doesn't know.

Participant: Buffer zone?

BCW: regulatory wise per wetlands, and NW Sector explanation, adding additional elbow room

Participant: Trees?

BCW – yes, trees, advanced buffer, landscaping on our side of property, explains minimum, enhanced landscaping and screening

Participant: Fence or Wall to included in plan?

BCW – yes, but no specific design yet

Reggie Wallace – we will study the use of a fence or wall help protect existing path to Ward's Creek.

BCW – no interconnectivity between neighborhoods

Participant: If you don't put up a barrier, you can't control it. Screening would be nice, not happy with current trees. Viburnum – shrub. Does provide the density.

BCW – only 8 homes on property edge, will give enough screening. Pledge – enough buffer to screen, edge, 115 units. Access: CR16A. Sidewalks touching almost every house in the neighborhood, to provide internal interconnection, expense but added benefit

Participant: required to connect sidewalks to neighborhood property

BCW – requirement on sidewalks, to nearest edge of property. Lots of questions on sidewalks. Ward's creek must walk along CR16A, not going through Wade's Creek community.

BCW- Product and ownership type – for rent, SF community. 5 different product types

RW – range in size 1,560 – under 2,000 sq ft. 3 bd, 4 bdr. Attached garages. Market rate rent (not affordable housing). 30,000 foot level...DeBartolo's first Single Family rental community, keeping with infill of what's happening, respective of what citizens own in NW Sector. Shows boards with architecture and design; Duration of tenants – no less than 1 year, but likely 2-5 year stay.

Participant: reads about attainable housing. Who's going to pay?

RW – discussed renter profile, market and area regarding income and rent; Family who needs to stay looking in short term while building; Management company like a GreyStar will manage the community for yard maintenance, upkeep of homes, leasing, needs of community.

Participant: What the provisions for sanitary sewage?

BCW – waste tied into centralized sewer system via lift station type infrastructure. Participant problem about rental homes only and problem with approval in nearby community.

BCW – water/sewer is available capacity from county.

Single development plat, not individual lots.

Participant: size of homes?

BCW – yes. Board showing the PUD. Explanation. Footprint, roads, and layout in general is Geometrically designed in CAD.

Participant: wants to know elevation. What size of homes and what rent would be?

BCW – to get her information.

RW – more 4 bdr, than 3 bdr; Rent will be based on market.

Participant: Amenities? Clubhouse? Playgrounds?

BCW – centralized amenities, gym, leasing center, no playgrounds, swimming pool, trail around lake, and trail interconnected by sidewalks, middle common areas. Undisturbed vegetative buffer.

Participant: Turning lanes?

NC – yes. Do not know exact distance. On PUD plan, decel lanes. BCW doesn't know exact dimensions yet. Language is we will work with county on decel lane before this is approved.

Participant: Naming... Wade's vs. Ward's

BCW & RW– this is a placeholder name just for PUD processing.

Participant: Rental terms

RW – no short term, minimum a year

Participant: plans to expand turning lanes? How do we blend our development with roadway improvements?

BCW – methodology meeting with county traffic engineers. Will it be widened? Probably. Right of way discussion. BCW doesn't know how it will look in comparison with Silverleaf.

Participant: Houses first roads later... Frustration of schools... you have to stop building. Losing allure of the city. Lived on Long Island.

BCW – larger developments have 10-25 year development schedule explanation, obligations. Due diligence around CR16A and other roads in area.

Participant: okay with this, but not the U-Haul project. Community members agree.

Participant: problem with the county roads and the traffic. Needs at least 3 lanes. School bus junction. In support of this community, but not U-Haul.

BCW – no RVs and boats in the development.

NC: there are plans to widen, 16A is getting widened, working on it, but no definitive answer. First Coast Expressway will eliminate a lot of this traffic.

BCW – redirects back to timeframe ... next two meetings are hearings, PZA and full county commission, approx. next 3 months. Approximately 3 years after approval, build out. Shovels in

ground 12/2022. Summer 2023. Full buildout 2024. Explains wet crop land. Normal permitting, water management, sanitary sewer/water, constructions plans 4-6 months. This is not Silverleaf scale development as a response to audience's consistent reference.

Participant: stormwater? Water drains across his property. Ward's Creek size. Water on property will be retained? Pop off point.

BCW – existing man-made pond. Widen the pond to be official stormwater pond. Inlets, pipes underground. Lake will be wet lake. Amenity. Impervious. Clean water, approved by the district. Size is engineered. Law – cannot shed water onto anyone else property.

Participant: Elevation and fill?

BCW and DG– regrade and prep the land. Fill to bring in... roughly 3-5 feet control elevation line. Have to build up roadways.

Participant: how many truckloads?

BCW- Don't have that answer yet, ideally will have it onsite. Use some of our dirt as our own fill. Balanced site. Will need to bring in clean fill.

Participant: renting a home next to U-Haul? What enticement?

BCW – enhanced landscaping to mitigate.

Participant: houses backing up to 16A. but not a lot of buffer.

BCW – 75/35 scenic/development edges references to PUD map.

Participant: Row of viburnum would be great.

Participant: 16A, turn lane in front of Wade's Creek? Will it connect to neighborhood next to us? Rear Ending, need 3 lanes

BCW – designing turn lanes per SJC standards.

Audience- Everyone discusses danger of turning lanes and traffic issues.

83 5455

This Warranty Deed Made and executed the 12th day of April A. D. 19 83 by
WHITMIRE LEASING CORPORATION,

a corporation existing under the laws of Florida, and having its principal place of
business at 1515 Riverside Ave., Suite B, Jacksonville, Florida 32204
hereinafter called the grantor, to

ALLAN B. ROBERTS and CAMILLA J. ROBERTS, his wife,

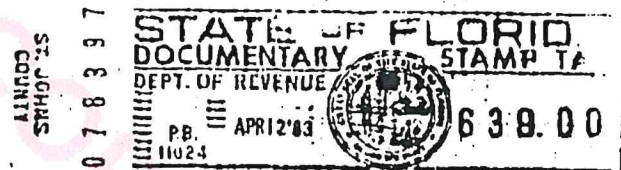
whose postoffice address is 223 Masters Drive, St. Augustine, Florida 32084

hereinafter called the grantees:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and
the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other
valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell,
alien, remise, release, convey and confirm unto the grantees, all that certain land situate in St. Johns
County, Florida, viz:

A parcel of land in Subsection 5 (or Lot 5) of the Antonio
Huertas Grant, Section 38, Township 6 South, Range 28 East,
St. Johns County, Florida, as more particularly set forth
and described in Exhibit "A", attached hereto and by re-
ference made a part of this Warranty Deed.



Together with all the tenements, hereditaments and appurtenances thereto belonging or in any-
wise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantees that it is lawfully seized of said land in fee
simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully war-
rants the title to said land and will defend the same against the lawful claims of all persons whomsoever;
and that said land is free of all encumbrances except ad valorem taxes accruing
subsequent to December 31, 1982.

In Witness Whereof the grantor has caused these presents to
be executed in its name, and its corporate seal to be hereunto affixed, by its
proper officers thereunto duly authorized, the day and year first above written.



ATTEST
G. W. Whitmire, Jr. Secretary
Signed, sealed and delivered in the presence of:

WHITMIRE LEASING CORPORATION

Mary Jane Nelson
Jan R. Sellers

By: G. W. Whitmire President

A parcel of land in Subsection 5 (or lot 5) of the Antonio Huertas Grant, Section 38, Township 6 South, Range 28 East, St. Johns County, Florida, more fully described as follows:

Beginning at the northwest corner of the northwest quarter of the southwest quarter of said Subsection 5; thence South 70 degrees 48 minutes 10 seconds East, on the north line of said northwest quarter of the southwest quarter, 829.02; thence southeasterly, on the southwesterly right of way line of State Road No. 16A, said right of way line being 33 feet southwest from and parallel with the center line of said highway, and on a curve with radius of 3,852.83 feet and concave northeasterly, through a central angle of 2 degrees 57 minutes 14 seconds, an arc distance of 198.64 feet to a point where said right of way widens; thence south 22 degrees 20 minutes 19 seconds west, on said right of way line, 68.21 feet; thence continue, on said right of way line, 100 feet southwesterly from and parallel with the center line of said road, on a curve with radius of 3,918.83 feet and concave northeasterly, through a central angle of 1 degree 04 minutes 06 seconds, an arc distance of 73.08 feet to the point of tangency of said curve; thence south 54 degrees 13 minutes 24 seconds east, on said right of way line and tangent to said last named curve, 1,277.32 feet; thence south 35 degrees 46 minutes 36 seconds west 160 feet; thence south 54 degrees 13 minutes 24 seconds east 272.25 feet; thence north 35 degrees 46 minutes 36 seconds east 160 feet; thence south 54 degrees 13 minutes 24 seconds east, on said right of way line, 652.43 feet; thence south 72 degrees 52 minutes 08 seconds west, on the northwest right of way line of State Road No. 16, said right of way line being 33 feet northwest from and parallel with the center line of said road, 2,281.42 feet to the point of a curve to the left with radius of 922.37 feet; thence on said curve to the left and on said right of way line, through a central angle of 8 degrees 03 minutes 53 seconds, an arc distance of 129.83 feet; thence north 22 degrees 06 minutes 14 seconds east, on the westerly line of the southeast quarter of the southwest quarter of said subsection 5, a distance of 866.96 feet; thence north 70 degrees 37 minutes 23 seconds west, on the south line of said northwest quarter of the southwest quarter of Subsection 5, a distance of 1,362.26 feet; thence north 22 degrees 20 minutes 19 seconds east, on the west line of said northwest quarter of the southwest quarter of Subsection 5, a distance of 1,337.55 feet to the point of beginning and containing 81.847 acres more or less.

FILED AND RECORDED IN
PUBLIC RECORDS OF
ST. JOHN'S COUNTY, FLA.

1983 APR 12 PM 3:32

Paul "Bud" Marshall
CLERK OF CIRCUIT COURT

Comprehensive Plan Consistency Analysis

December 2, 2021, as Updated January 24, 2022

1. Provide justification/reasons for not developing in designated development areas as shown on Future Land Use Map. Include economic reasons and, if available, market study.

A. Overview

DeBartolo Development, LLC (“DeBartolo”) proposes to develop an approximately 19.22 ± acre parcel located between County Road (“CR”) 16A and State Road (“SR”) 16 within St. Johns County, Florida (the “Property”). The Property is currently vacant and historically utilized for agricultural uses. The Property is described on the legal description attached as **Exhibit A** and depicted on the location map within the Map Series attached as **Exhibit B**.

The current Future Land Use Map (“FLUM”) designation of the Property is Agriculture (“AG”). DeBartolo is requesting a Small-Scale Comprehensive Plan Amendment (“CPA”) to change the FLUM designation from “AG” to Residential-C (“RES-C”) and to include the Property within the St. Johns County (“County”) Development Area. DeBartolo is proposing to develop the Property with up to 115 single-family residential units as a for rent community in order to provide an attainable and diversified housing option for the County. A companion rezoning application to change the zoning designation from Open Rural (“OR”) to Planned Unit Development (“PUD”) is being submitted simultaneously with this CPA application.

The Property is generally surrounded to the north, west and south by single-family residential development and to the east with commercial uses. In particular, the Saint Johns DRI is located south of the Property and the Silverleaf DRI to the north and east. The parcel directly east of the Property was recently approved for intensified commercial uses by way of a CPA and companion rezoning, intended for a U-haul facility, as well as a RV, boat and self-storage facility. Scattered low-density residential uses also surround the Property as well as property owned by a church and other nonresidential uses. The surrounding land use designations include Rural Commercial and Commercial directly east, Residential to the north and west, Rural Silviculture to the southwest and Saint Johns DRI and Residential to the south. The surrounding zoning includes PUD and OR. The Property is located within the Northwest Sector Overlay.

DeBartolo is proposing to develop the Property with up to 115 single-family rental units with ancillary uses (e.g., amenity center, open space, trails and similar other amenities) and call the community Wade’s Creek (the “Project”). The Project is proposed to be developed in one phase. A conceptual site plan is attached at **Exhibit C** for illustrative purposes. The Project will provide a compatible and transitional use as infill development between the recently approved commercial project abutting to the east at the intersection of CR 16A and SR 16 and the conventional single-family projects abutting to the west. The Project

will allow for a density of no more than 6 units per developable acre consistent with the RES-C FLUM designation as the Property is approximately 19.22 ± acres and the Project is proposed for up to 115 residential units (19.22 acres x 6 units/acre = 115 units).

The Property consists of approximately 18.23 acres of uplands (approximately 95% of the Property) and approximately 0.99 acres of combined wetlands and surface waters located on the Property, further described as 0.55 acres of wet pasture (approximately 3% of the Property), and 0.44 acres (approximately 2% of the Property) of surface waters (a man-made pond and drainage ditch).

B. Public Benefit

The Project will provide numerous public benefits to the County. DeBartolo intends to develop the Property with single family, for rent, detached residential units. The Property is located within the Northwest Sector of the County, which is an area that is experiencing significant growth. The target markets for the Property are newly formed households and small families planning or under contract to construct a home in the Northwest Sector and families/individuals that desire to own a home in this market but lack the down payment and/or income to afford a single family home in the Northwest Sector. The Project provides single family housing in a traditional neighborhood setting for families and individuals that may not otherwise be able to live in such a community. It provides a detached living experience in a rental community as compared to conventional multi-family apartment type products. No such product type exists in the Northwest Sector in a cohesive community under one management entity. An economic needs analysis is attached as **Exhibit D**.

A singular ownership entity with a dedicated property management team is proposed to own, maintain and manage the Project, including the internal road network, open space and recreational areas, stormwater system and buffers/development edges.

The Project is strategically located near two DRI, large-scaled master planned communities, commercial uses to serve the needs of the Project residents and near the intersection of CR-16A and SR-16. The Property is directly adjacent to the Development Area and is proposed as infill development that will connect the Development Area in this portion of the Northwest Sector. The Project is compatible with the surrounding residential and commercial uses. In addition, it provides a much-needed transition from the commercial uses planned directly east to the existing single family uses west, south and north.

St. Johns County Fire-Rescue Station #16 is located approximately 2 miles from the Property. The Project will be served by water and sewer from the St. Johns County Utility Department and water and sewer lines are currently available within the adjacent right-of-way. A water and sewer availability letter for the Project is attached as **Exhibit E**.

The Project contains no Significant Natural Communities Habitat as defined by County Comprehensive Plan Coastal Management/Conservation Policy E.2.2.12 and Land

Development Code (“LDC”) Section 4.01.07. An Environmental Assessment Report was completed for the Property and is attached as **Exhibit F**.

The Property is directly adjacent to CR 16A and is proposed to have 2 access points from this roadway into the Project as generally depicted on the conceptual site plan attached as **Exhibit C**. Per discussions with the FDOT, no access from the Property is permitted at this time along SR 16.

Development of the Project will provide the requisite buffers pursuant to the PUD, and the Northwest Sector Scenic Edges and Development Edges.

The Property is located within Flood Zone X, which is outside the 0.2% annual chance floodplain. The Property is not located within the Coastal High Hazard Area.

- 2. Provide information regarding the consistency of the proposed land use amendment with the adopted Future Land Use Element objectives and Policies and any other relevant section of the Comprehensive Plan. Also address consistency with the Strategic Regional Policy Plan and the State Comprehensive Plan.**

This CPA proposes to amend the FLUM designation of the Property from AG to RES-C and add the Property to the Development Area. The CPA is consistent with the St. Johns County Comprehensive Plan, the Northeast Florida Strategic Regional Policy Plan and the State Comprehensive Plan as set forth herein.

A. St. Johns County Comprehensive Plan

Future Land Use Element

Goal A.1: To effectively manage growth and development by designating areas of anticipated future development which satisfy demand where feasible, in a cost-efficient and environmentally acceptable manner. Encourage and accommodate land uses which make St. Johns County a viable community. Create a sound economic base and offer diverse opportunities for a wide variety of living, working, shopping, and leisure activities, while minimizing adverse impact on the natural environment.

The Property is located adjacent to the Development Area and is infill development that will connect the Development Area along CR 16A. The Project will provide a much-needed transition in the land use fabric of densities and intensities from the commercial uses planned directly east to the existing single family uses west, south and north.

The Project is anticipated to provide the Northwest Sector with a diverse housing product by offering single family, detached, for rent units to families and individuals in the process of constructing a home in the surrounding community and attainable housing for families and individuals that may not otherwise be able to live in a single family, detached residential community.

*DeBartolo is proposing to only impact 0.55 acres of wet pasture, which is a peripheral area abutting the man-made pond (surface waters) and a result of dormant and vacated agricultural activities. The majority of the man-made pond is intended to be incorporated into the proposed stormwater management pond for the Project. Per the Environmental Assessment Report attached at **Exhibit F** no Significant Natural Communities Habitat exists on the Property.*

Objective A.1.2: The County shall control urban sprawl, characterized by leapfrog development, strip development, and low density residential over a large area.

The Project is not urban sprawl. In addition, it is not leapfrog development, strip development or low density residential over a large area. The Property is located adjacent to the Development Area and infill development that will connect the Development Area within this portion of the County. The Project will provide a needed transitional use between the U-haul and storage facility project directly east and the single family uses to the west, north and south. An urban sprawl analysis is contained in Section 3 below.

Policy A.1.2.1: The County shall only issue development orders or development permits consistent with the provisions of the County Concurrency Management System, as provided in the Land Development Code.

Development of the Property will comply with the County Concurrency Management System requirements and applicable law.

Policy A.1.2.5: All Comprehensive Plan amendments shall provide justification for the need for the proposed amendment and demonstrate how the proposed amendment discourages urban sprawl and not adversely impact natural resources. In evaluating proposed amendments, the County shall consider each of the following:

- (a) **the extent to which the proposed amendment is contiguous to an existing Development Area which has developed in a manner providing a compact, contiguous development pattern with the proposed amendment;**
- (b) **the extent to which population growth and development trends warrant an amendment, including an analysis of vested and approved but unbuilt development;**
- (c) **the extent to which adequate infrastructure to accommodate the proposed amendment exists, or is programmed and funded through an adopted Capital Improvement Schedule, such as the County Capital Improvement Program, the Florida Department of Transportation Five-Year Work Program, the North Florida Transportation Planning Organization (TPO) Transportation Improvement Program, or will be privately financed through a binding executed agreement, or will otherwise be provided at the time of**

development impacts as required by law;

- (d) **the extent to which the amendment will result in an efficient use of public funds needed for the provision of new infrastructure and services related to it;**
- (e) **the extent to which the amendment will not result in a sprawl development pattern as determined by Chapter 163, Florida Statutes, and will not discourage infilling of more appropriate areas available for development within existing Development Area Boundaries; and**
- (f) **the extent to which the amendment will result in a sustainable development pattern through a balance of land uses that is internally interrelated; demonstrates an efficient use of land; ensures compatible development adjacent to agriculture lands; protects environmental qualities and characteristics; provides interconnectivity of roadways; supports the use of non-automobile modes of transportation; and appropriately addresses the infrastructure needs of the community.**
- (g) **the extent to which the amendment results in positive market, economic and fiscal benefits of the area as demonstrated through a market demand analysis, economic impact analysis and fiscal impact analysis.**

The Project is not urban sprawl as demonstrated in Section 3 below and herein. The Property is located adjacent to the Development Area and infill development that will connect the Development Area within this portion of the County. The Project will provide a needed transitional use between the U-haul and storage facility project directly east and the single family uses to the west, north and south.

*As stated above, the target markets for the Project are newly formed households and small families planning or under contract to construct a home in the Northwest Sector and families/individuals that desire to own a home in this market but lack the down payment and/or income to afford a single family home in the Northwest Sector. The Project provides single family housing in a traditional neighborhood setting for families and individuals that may not otherwise be able to live in such a community. It provides a detached living experience in a rental community as compared to conventional multi-family apartment type products. No such product type exists in the Northwest Sector in a cohesive community under one management entity. An economic needs analysis is attached as **Exhibit D**.*

*Per the water and sewer availability letter attached as **Exhibit E**, water and sewer are available within the adjacent right-of-way. The Property is adjacent to CR 16A and SR 16, both public roads. Per discussions with FDOT, access is not currently permitted along SR 16;*

therefore, Project access is proposed to be provided from CR 16A. The Project will comply with the County's Concurrency Management System and applicable law.

*The conceptual site plan attached as **Exhibit C** depicts the proposed Project. The Project is compatible with the surrounding residential and commercial uses as set forth herein. The Property will be developed consistent with the companion PUD and include the required buffers and Northwest Sector Scenic Edges and Development Edges.*

Policy A.1.2.7: The County shall encourage urban and suburban growth in Development Areas where public facilities and services exist. Development Areas are those areas designated on the Future Land Use Map, which depict the overall future growth pattern of the County. Areas designated R/S and A-I are not Development Areas. Comprehensive Plan amendments to add development area shall be discouraged unless the applicant demonstrates the amendment provides economic development, job creation, preservation of the natural environment, or other public benefit.

The Property is adjacent to the Development Area where public facilities currently exist. CR 16A will provide direct access into the Project and water and sewer lines are currently located in the adjacent right-of-way. The Project will comply with the County's Concurrency Management System and applicable law. Public funds will not be required to extend public facilities to the Property.

The proposed Project will provide economic development through an increased tax base. Numerous public benefits will occur as a result of the Project. An overview of the Project's public benefits is set forth in Section 1 above.

Policy A.1.3.11: When a Comprehensive Plan amendment, rezoning or development application is considered, the County shall ensure compatibility of adjacent and surrounding land uses. Land uses, include but are not limited to permitted uses, structures, and activities allowed within the land use category or implementing zoning district. Compatibility means a condition in which land uses can co-exist in relative proximity to each other in a stable fashion over time such that no use is unduly negatively impacted directly or indirectly by another use. Compatibility does not mean "the same as". Compatibility refers to the sensitivity of development proposals in maintaining the character of existing development and environments. The compatibility of land uses is dependent on numerous characteristics which may impact adjacent or surrounding uses. These include, but are not limited to: type of use, density, intensity, height, general appearance and aesthetics, odors, noise, smoke, dust, vibration, traffic generation, sanitation, litter, drainage, fire risk, air quality, vegetation, topography, soil conditions, wildlife, aquifer recharge, surface waters, drainage, protection of Listed Species or Essential Habitat, maintenance of public infrastructure, availability of potable water, sanitary sewer and other necessary public services and nuisances.

In order to ensure compatibility with a Comprehensive Plan amendment, the County may require the submittal of a companion rezoning application, such as a PUD,

Special Use request or other application showing development of the property. Amendments that result in unreasonable negative impacts and do not provide sufficient compatibility measures should not be approved.

The Property is located within the Northwest Sector of the County, which is an area that is transitioning from historically rural to suburban. The proposed Project is connecting the Development Area between CR 16A and SR 16 and providing a much-needed transitional use from the commercial uses recently approved to the east to the surrounding single family residential uses to the north, south and west. The proposed Project is compatible with the surrounding area. The Project reflects the development pattern and character within this area of the County – residential and community commercial type uses.

*A companion PUD rezoning request is being submitted concurrently with this CPA and will provide compatibility standards to ensure the requisite buffers and Northwest Sector Scenic and Development Edges will be provided during development. The conceptual site plan is attached as **Exhibit C**.*

Objective A.1.4: The County shall ensure the protection of historic and archaeological resources through the implementation of the Land Development Code.

DeBartolo will comply with the applicable historical and archaeological LDC regulations.

Objective A.1.11: The County shall encourage an efficient and compact land use pattern providing moderate overall densities and adequate land uses to support balanced growth and economic development.

The Project will be developed consistent with the RES-C FLUM designation and the Northwest Sector Objective and Policies. As stated in this application, the Project is providing a much-needed single family, detached, rental product in this area of the County that will assist in providing balanced growth within the Northwest Sector. The Project is strategically situated near the intersection of CR 16A and SR 16 and in close proximity to commercial uses (e.g., grocery store).

Objective A.1.13: The County shall protect or enhance existing communities and neighborhoods, and create new communities and neighborhoods that have a high quality of life, promote a sense of place, and are sustainable through strategies that provide civic, historical, recreational, and educational opportunities, and that support the diversification of the economic base and promote healthy social relationships.

The Project will assist in protecting and enhancing the surrounding conventional, single family detached residential communities and uses. Directly east of the Property are recently approved U-Haul and storage facilities. The Project will provide a much-needed infill, transitional use between this use and the conventional single family uses in the surrounding area.

The Project is anticipated to provide a diversified housing product in the Northwest Sector by developing single family, detached, for rent homes. Healthy social interrelationships will be fostered within the Project by allowing families and individuals not otherwise able to live in a single family community the ability to reside in it. The Project is proposed to include an amenity center and open space areas that will further a sense of community.

Policy A.1.13.1: The character of existing neighborhoods and surrounding areas shall be considered in the approval of land development proposals, as provided in Policy A.1.3.11.

The Project will enhance the character of the existing neighborhood or surrounding areas. The Project will provide a much-needed infill transitional use between the recently approved commercial use and the surrounding traditional single family uses. Please also see response to Policy A.1.3.11 above.

Policy A.1.15.2: Applications requesting amendment to the Comprehensive Plan or Future Land Use Map shall be evaluated based upon criteria which shall include, but not be limited to the following:

- (a) **consistency with the Goals, Objectives and Policies of the St. Johns County Comprehensive Plan;**
- (b) **consistency with the Northeast Florida Strategic Regional Policy Plan;**
- (c) **impacts on public facilities and services;**
- (d) **environmental impacts; and,**
- (e) **compatibility with surrounding areas.**
- (f) **the need to modify land uses and development patterns within antiquated subdivisions.**

As demonstrated in this CPA application, the proposed FLUM change is consistent with this Policy.

Objective A.2.1: St. Johns County shall utilize the Northwest Sector Overlay in the Northwest Sector to realize the planning vision and promote a legacy of sustainable communities based on neighborhoods for all residents while assuring compatibility between the environment, new development, and existing residential areas.

The proposed Project contributes to the Northwest Sector planning vision and sustainable communities. The proposed Project is anticipated to provide single family, detached, for-rent units for individuals and families that may not otherwise be able to attain home ownership.

Development of the Project will provide a compatible use that will connect the Development Area within the Northwest Sector and provide a transitional use between commercial to the east and the surrounding residential uses to the north, south and west.

Policy A.2.1.1 Northwest Sector General Administrative

*The proposed Project is consistent with this Policy. Development of the Property will be consistent with the County's Concurrency Management System and applicable law. As generally depicted on the conceptual site plan attached as **Exhibit C**, the Project will provide the requisite Scenic Edges and Development Edges. A companion PUD rezoning is being submitted coincident with this CPA.*

Policy A.2.1.2 Northwest Sector Circulation

The proposed Project will access the road network via CR 16A, and the internal road network will be developed consistent with the companion PUD. As depicted on the conceptual site plan, right-of-way is reserved within the Property for the potential expansion of SR 16. Additionally, with access points only planned for CR 16A it will prevent cut-through traffic from passers-by between the County and State Road networks.

Policy A.2.1.3 Northwest Sector Development Edges and Recreational Trail System

As depicted on the conceptual site plan, the Project will be developed to include Development Edges consistent with this Policy.

Policy A.2.1.4 Northwest Sector Scenic Edges

As depicted on the conceptual site plan, the Project will be developed to include Scenic Edges consistent with this Policy.

Policy A.2.1.7 Community Planning Public Participation

DeBartolo will adhere to this Policy, including the public community workshop requirement.

Policy A.2.1.8 Northwest Sector Land Use Diversity

The proposed Project will contribute to a diverse housing mix within the Northwest Sector by providing a single family, detached, for-rent housing product.

Policy A.2.1.9 Northwest Sector General Development Pattern

As demonstrated in this CPA, the proposed Project will be consistent with this Policy. The proposed Project is compatible with the surrounding area and will provide the needed connection to the Development Area and a transitional use from commercial to the

surrounding single family conventional uses. The Project will be developed with the requisite buffers, Scenic Edges and Development Edges.

Policy A.2.1.10 Northwest Sector Neighborhood Design

*As demonstrated in this CPA, the proposed Project will be consistent with this Policy. As generally depicted on the conceptual site plan attached as **Exhibit C**, an amenity center is planned to serve the Project residents.*

Transportation Element

Policy B.1.2.5: Land Development Traffic Assessments. To maintain an acceptable Level of Service (LOS) all major developments shall be required to complete a Land Development Traffic Assessment (“LTDA”) as part of the development review process as required by the Land Development Regulations (LDRs).

*A Land Development Traffic Assessment has been prepared by LTG Engineering & Planning and is attached as **Exhibit G**.*

Objective B.1.4: The County shall continue to implement its program for protection and acquisition of rights of way for the major roadway network to ensure continuity of the roadway network and to protect existing and future roadway network depicted in the Traffic Circulation Plan from development and other encroachments.

*The conceptual site plan at **Exhibit C** depicts the reservation of right-of-way along the southern boundary for SR 16.*

Objective B.1.6: All residential, non-residential and planned unit developments shall provide a transportation circulation system which: provides safe access to the major roadway network; provides for proper design of local and collector streets within such development; and otherwise supports the objectives and policies of the Future Land Use and Transportation Elements of the Plan.

*The conceptual site plan attached as **Exhibit C** generally depicts the internal road network. Access to the Project is proposed from CR 16A as FDOT has indicated access from SR 16 is not currently allowed. As previously stated, with access points only planned for CR 16A it will prevent cut-through traffic from passers-by between the County and State Road networks, which could result in unsafe speeds in the neighborhood.*

Infrastructure Element

Policy D.3.2.1: New development shall be required to construct adequate stormwater management facilities according to State, Regional and County standards.

The stormwater system for the Project will meet all local and state requirements.

B. Northeast Florida Strategic Regional Policy Plan

This CPA is consistent with the Northeast Florida Strategic Regional Policy Plan. The following is an analysis of the applicable Goal and Objective.

Communities and Affordable Housing Goal: A safe, sanitary, efficient and resilient housing supply that provides lifestyle choice (agricultural, rural, suburban, and urban) and affordable options for all income, age and ability groups, equitably placed in vibrant, viable and accessible communities throughout the region.

The proposed Project is anticipated to provide for-rent, single family, detached housing in the Northwest Sector in order to provide attainable housing for individuals and families that may not otherwise be able to live in a conventional single family community.

Regional Health Objective: Housing options that provide choices to all of our residents and promote demographic and economic diversity as one way to ensure that our communities are viable and interesting places for the long term.

The proposed Project is anticipated to provide for-rent, single family, detached housing in the Northwest Sector in order to provide attainable housing for individuals and families that may not otherwise be able to live in a conventional single family community.

C. State Comprehensive Plan

This CPA is consistent with the State Comprehensive Plan. The following is an analysis of the applicable sections.

§ 187.201(15)(b)1, Florida Statutes, Land Use: Promote state programs, investments, and development and redevelopment activities which encourage efficient development and occur in areas which will have the capacity to service new population and commerce.

*The proposed Project will encourage efficient development and will adhere to the County's Concurrency Management System and applicable law. The Project will provide a needed connection of the Development Area within the Northwest Sector and a needed transitional use between the commercial project recently approved to the east and the surrounding residential uses. Access to the Property is proposed off CR 16A, an existing public road. Water and sewer are available in the right-of-way adjacent to the Property as evidenced in **Exhibit E**.*

3. Urban Sprawl Analysis Per § 163.3177(6)(a)9, Florida Statutes.

The primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl are listed below. The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the

context of features and characteristics unique to each locality in order to determine whether the plan or plan amendment:

(I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

This CPA does not allow or promote development as low-intensity, low-density or single-use development. The Property is located within the Northwest Sector of the County and is proposed to be developed with single family, detached, for rent product and ancillary uses. This product does not currently exist within the Northwest Sector and will provide a much-needed transition within the Development Area from commercial uses planned to the east to the surrounding single family uses.

(II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

The Property is directly adjacent to the Development Area and suitable for development. This CPA will directly link the Development Area within this portion of the Northwest Sector.

(III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

This CPA will not allow or promote radial, strip, isolated or ribbon patterns. Rather it will allow the connection of the Development Area within this portion of the Northwest Sector and provide attainable single family residential housing within the County.

(IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

*The proposed Project does not fail to adequately protect and conserve natural resources. All applicable federal, state and local regulations will be adhered to as part of Property development. An Environmental Assessment Report is attached as **Exhibit F**.*

(V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

This CPA does not fail to adequately protect adjacent agricultural areas and activities. The surrounding uses include low density residential units and commercial. The surrounding area has transitioned from a rural agricultural area to a more suburban area.

(VI) Fails to maximize use of existing public facilities and services.

(VII) Fails to maximize use of future public facilities and services.

The Property is located adjacent to CR 16A, a publicly maintained road. Water and sewer services are located within the adjacent right-of-way. Development of the Project will adhere to the County's Concurrency Management System and applicable law. This CPA will allow the Project within an area that has transitioned from rural to suburban uses and in which public facilities exist.

(VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

The Property is adjacent to the Development Area and will provide the necessary connection or infill within this portion of the County. The Property has access onto CR-16A and public facilities exist within the vicinity. St. Johns County Fire-Rescue Station #16 is located approximately 2 miles from the Property.

(IX) Fails to provide a clear separation between rural and urban uses.

This CPA does not fail to provide a clear separation between rural and urban uses. The Property is located adjacent to the Development Area. The Northwest Sector has experienced considerable growth over the years and has transitioned from a rural community to a suburban community. This CPA proposes a new residential product type in this area of the County in which public facilities currently exist.

(X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

The CPA does not discourage or inhibit infill development or redevelopment of existing neighborhoods and communities. It supports the development of a parcel adjacent to the Development Area and utilization of existing public facilities.

(XI) Fails to encourage a functional mix of uses.

This CPA encourages a functional mix of uses within the Northwest Sector by allowing a product new to the area – single family, detached, for rent housing.

(XII) Results in poor accessibility among linked or related land uses.

As demonstrated in this CPA, this application does not result in poor accessibility among linked or related land uses.

(XIII) Results in the loss of significant amounts of functional open space.

This CPA activates a dormant site within the Northwest Sector that is adjacent to the Development Area. The CPA does not result in the loss of significant amounts of functional open space.

b. The future land use element or plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:

(I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

This CPA will not have an adverse impact on natural resources. The development of the Project will adhere to applicable federal, state and local regulations. The Project is anticipated to provide attainable single family detached housing for families or individuals that may not otherwise be able to live in a single family community.

(II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

This CPA will promote the efficient and cost-effective provision of public infrastructure and services. The Property is located adjacent to CR 16A and SR 16, and water and sewer facilities are located within the adjacent right-of-way.

(III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

*This CPA will provide a walkable and connected community as generally depicted on the conceptual site plan attached as **Exhibit C**.*

(IV) Promotes conservation of water and energy.

This CPA meets this standard by allowing residential development directly adjacent to the Development Area and existing water and sewer.

(V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

Not applicable. No agricultural uses are proposed for the Property. The Property is located in an area that has already transitioned from agricultural to suburban.

(VI) Preserves open space and natural lands and provides for public open space and recreation needs.

The PUD regulations require the proposed Project include 25% in open space areas or 4.81 acres within the Property. Approximately 5.35 acres of open space is proposed to be provided within the Property, including an amenity center, exceeding the open space requirement. The Project will be developed consistent with the PUD.

(VII) Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

The Property is located near nonresidential areas that provide commercial services to the Northwest Sector.

(VIII) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.

This CPA meets this standard as it will allow a single family, detached, for-rent residential development in a compact development pattern consistent with the RES-C FLUM that is compatible with the surrounding conventional single family residential uses and development pattern. The Project is compatible with the surrounding uses and will provide the necessary link to the Development Area within this portion of the Northwest Sector. The Project will also provide a transition of use between the commercial uses to the east and surrounding residential uses.

The Property is located adjacent to the Development Area and will not constitute urban sprawl as set forth herein.

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STATE OF FLORIDA, COUNTY OF ST JOHNS

The St Augustine Record, a daily newspaper published in St Johns County, Florida; and of general circulation in St Johns County; and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated or by publication on the newspaper's website, if authorized, on:

06/19/2022

and that the fees charged are legal.
Sworn to and subscribed before on 06/19/2022

D. Roberts
Legal Clerk

Pang Pappathopoulos
Notary, State of WI, County of Brown

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**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 St. Johns County Board of County Commissioners on Tuesday, 7/19/2022 at 9:00 a.m., will hold a public hearing, as follows: 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-C (RES-C) FOR APPROXIMATELY 19.2 ACRES OF LAND LOCATED AT 6351 COUNTY ROAD 16A; 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 19.22 acres and is located on 6351 County Road 16A, 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)-202100026, 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 the meetings or hearings, he/she will need a record of the proceedings and for such purpose may need to ensure that verbatim records of the proceedings are made, which records include the testimony and evidence upon which 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 County Administration Building, 500 Sebastian View, St. Augustine, Florida, 32084. Hearing Impaired persons, call Florida Relay Service (1-800-955-8770), no later than 5 days prior to the meeting.

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
HENRY DEAN, CHAIR
File Number: CPA(SS)-202100026, Wade's Creek

