

ORDINANCE 92-44

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA AMENDING ORDINANCE 90-53, WHICH ADOPTED THE ST. JOHNS COUNTY COMPREHENSIVE PLAN (1990-2005), BY THE FOLLOWING ADDITIONS AND REVISIONS:

ADDITION OF POLICY A.1.3.11; REVISION OF POLICY 1.9.1; REVISION OF THE FUTURE LAND USE TEXTUAL APPENDIX SECTION 1(e)(iv) FAMILY FARM PROVISION AND SECTION 1 (e)(ii) PLANNED RURAL DEVELOPMENT CONTROLS; REVISIONS OF POLICY I.1.1.5; REVISION OF PLAN IMPLEMENTATION MATERIALS SUBSECTION 7 (a) (3) ANNUAL IMPLEMENTATION AND MONITORING REPORT; AND PROVIDING AN EFFECTIVE DATE.

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA AS FOLLOWS:

**Section 1. Intent.**

The purpose of this ordinance is to amend Ordinance 90-53 which adopted the St. Johns County Comprehensive Plan (1990 - 2005) September 14, 1990 (hereby known by and referred to as the "Plan"), and to provide for the orderly growth of St. Johns County, Florida and to exercise the authority and perform the duties set out in Sections 163.3161-163.3215, Florida Statutes.

**Section 2. Content of Amendment.**

I. Revise Future Land Use Element Policies by adding the following new policy under Objective A.1.3 Surrounding Land Use:

A.1.3.11 Commercial development along S.R. 206 from the Community Commercial Center at U.S. 1 eastward to the Intracoastal Waterway shall be permitted only on land zoned to permit such development as of the date of adoption of the Comprehensive Plan (September 14, 1990) or within Planned Unit Developments or Planned Special Developments.

II. Revise Future Land Use Element Policies by revising Policy A.1.9.1 and the Textual Appendix to the Future Land Use Element, Section 1 (d)(ii):

A. 1.9.1 All new development within Mixed Use Centroids and Mixed Use Districts which require a zoning change

SJC Comp Plan Amendment 2 Ordinance  
Adopted 12/29/92

Page 1

shall be required to apply for development approval under the provision of the Planned Unit Development or Planned Special Development ordinances.

Section 1 (d)(ii) Development Controls for Mixed Use Areas. All new development requiring a zoning change shall be required to apply for development approval pursuant to the County's Planned Unit Development (PUD) or Planned Special Development (PSD) requirements. In addition, all new developments in the Mixed Use Areas shall be required to provide central water and sewer services for the proposed development.

III. Revise Future Land Use Textual Appendix Section 1(e)(iv) Family Farm Provision and Section 1(e)(ii) Planned Rural Development Controls as follows:

(iv) Family Farm and Lot Provision

It is the Plan's intent that areas designated "Agricultural-Intensive" and "Rural/Silviculture" on the Future Land Use Map(s) permit the development of tracts of land as family farms and lots.

In order to accomplish this intent, owners of property designated "Agricultural-Intensive" or "Rural/Silviculture" shall be permitted to construct or place a single family residence on such property for use as the Owner's primary residence.

In addition, members of the Owner's immediate family shall be permitted to construct or place single family residences for use as their primary residences on the same parcel or subpart thereof containing the Owner's primary residence.

Applications for building permits pursuant to this provision:

- (a) shall not be required to submit applications for PRD review or be subject to PRD regulations or requirements;
- (b) shall be subject to all other applicable County land development regulations and other applicable law; and (c) shall be limited to a one time use for each family member.

For the purposes of this provision, "immediate family" shall mean the Owner's (a) parents, step-parents, adopted parent; (b) spouse; (c) brothers or sisters; (d) children, step-children, adopted children, or grandchildren; and (e) the parents, step-parents, adopted parent; siblings; and children, step-children, adopted children, or grandchildren of the Owner's spouse.

Section 1 (e)(ii) Planned Rural Development Controls.

Except as provided by the "Family Farm and Lot Provision" below, all residential and related development of lands designated on the Mainland Map as "Agricultural-Intensive" or "Rural/Silviculture" shall be consistent with the following requirements....(no other changes to this section).

IV. Revise Intergovernmental Coordination Element.  
Under Objective I.1.1 revise Policy I.1.1.5 to read as follows:

I.1.1.5 The County shall continue to resolve local land use conflicts and annexation issues with its municipalities and adjacent County governments using: (a) existing coordinating mechanisms, such as interlocal agreements and the Intergovernmental Coordination Committee; or (b) other coordination mechanisms which may be developed. St. Johns County shall propose and execute memorandums of Agreement with adjacent local governments to formally notify and hold meetings/workshops at the early planning stages of site identification for Locally Undesirable Land Uses should the potential sites be within two miles of the adjacent local government's boundaries. If an agreement is not reached to the mutual satisfaction of all parties involved in the dispute, the County shall use the Northeast Florida Regional Planning Council's (NEFRPC) conflict mediation process. Consistently with applicable law, the County shall use this alternative prior to entering litigation.

V. Revise Plan Implementation Materials Subsection 7 (a) (3) Annual Implementation and Monitoring Report to read as follows:

3. Annual Implementation and Monitoring Report

An annual report ("Annual Report"), based on updated data and an analysis of the Plan's effectiveness, shall be prepared by the planning staff. The report shall be transmitted to the PZA at the same time as the annual Concurrency Management Report for the PZA's review, and its consideration of the recommendations, if any, made by the planning staff.

Section 3. Effective Date

This Ordinance shall become effective as provided by law.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, State of Florida, this 29th day of December, 1992.

BOARD OF COUNTY COMMISSIONERS  
of St. Johns County

BY: Allan Roberts  
Allan Roberts, Vice Chairman

ATTEST: Carl "Bud" Markel  
Carl "Bud" Markel, Clerk

EFFECTIVE DATE: January 11, 1993

c:Amend2or

### The St. Augustine Record

PUBLISHED EVERY AFTERNOON MONDAY THROUGH FRIDAY, SATURDAY AND SUNDAY MORNING  
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA,  
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared \_\_\_\_\_

SHERRY R. FREE \_\_\_\_\_ who on oath says that she is

ACCOUNTING CLERK \_\_\_\_\_ of the St. Augustine Record, a

daily newspaper published at St. Augustine in St. Johns County, Florida; that

the attached copy of advertisement, being a \_\_\_\_\_  
DISPLAY AD \_\_\_\_\_

\_\_\_\_\_ in the matter of \_\_\_\_\_

NOTICE \_\_\_\_\_

\_\_\_\_\_ in the \_\_\_\_\_ Court,

was published in said newspaper in the issues of \_\_\_\_\_  
DECEMBER 24, 1992 \_\_\_\_\_

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in said St. Johns County, Florida, and that the said newspaper has heretofore been continuously published in said St. Johns County, Florida, each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing the advertisement for publication in the said newspaper.

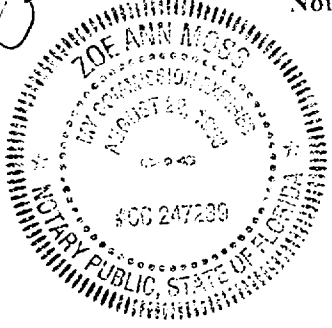
*Sherry R. Free*  
ZOE ANN MOSS

Sworn to and subscribed before me \_\_\_\_\_

this \_\_\_\_\_ 6th \_\_\_\_\_ day of \_\_\_\_\_ January \_\_\_\_\_

A.D. 19 93

*Zoe Ann Moss*  
(SEAL) \_\_\_\_\_ Notary Public



**NOTICE OF PUBLIC HEARING ON PROPOSED  
COMPREHENSIVE PLAN AMENDMENTS**

The St. Johns County Board of County Commissioners will hold a second public Adoption Hearing on draft Amendments to the St. Johns County Comprehensive Plan 1990-2005. The hearing will take place Tuesday, December 29, 1992 at 5:01 p.m. in the St. Johns County Commission Auditorium, County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida.

The draft Plan Amendments will address changes to the following sections of the Comprehensive Plan 1990-2005:

1. Add policies to the Future Land Use Element which address Family Lots and commercial development along SR 206 from US 1 to the Intracoastal Waterway.
2. Define "new development" within mixed use areas in the Textual Appendix to the Future Land Use Element.
3. Add Intergovernmental Coordination Policies to the Intergovernmental Coordination Element on Locally Undesirable Land Uses.
4. Revise date of the Comprehensive Plan Annual Report.

Persons wishing to speak will be required to fill out a card at the hearing and will be called on in the order of receipt. Comments will be limited to three minutes each. Written comments can be sent ahead of time or transmitted at the hearing. They will become part of the public record.

Copies of the Draft Amendments and comments from the Florida Department of Community Affairs will be available for review at the Planning and Zoning Department in the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida and at the County public libraries.

Notice to all hearing impaired persons: Anyone planning to attend this hearing and needs the services of an interpreter, please contact David Halstead, ADA Coordinator at (904) 823-2505 at least 5 days prior to the date of this meeting.

If a person decides to appeal any decision made by the Board of County Commissioners with respect to any matter considered at the public hearing, such person will need a record of the proceedings and for such purpose he 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.

Amendments to the Comprehensive Plan are reviewed in two six month cycles a year, January 1 through June 30 and July 1 through December 31. Application forms are available at the Planning and Zoning Department, County Administration Building.

Dated this 21st day of December, 1992  
Board of County Commissioners of St. Johns County, Florida  
Carl "Bud" Markel, Clerk  
By: Irma Pacetti  
Deputy Clerk

year 5 time, the navy said. Details of crews, etc.



FLORIDA DEPARTMENT OF STATE  
Jim Smith  
Secretary of State  
DIVISION OF ELECTIONS  
Room 2002, The Capitol, Tallahassee, Florida 32399-0250  
(904) 488-8427

January 6, 1993

Honorable Carl "Bud" Markel  
Clerk of the Circuit Court  
St. Johns County Courthouse  
Post Office Drawer 300  
St. Augustine, Florida 32085-0300

Attention: Yvonne Carter, Deputy Clerk

Dear Mr. Markel:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge your letter of December 31, 1992 and certified copy of St. Johns County Ordinance Number 92-44, which was filed in this office on January 6, 1993.

Sincerely,

Liz Cloud, Chief  
Bureau of Administrative Code

LC/mb