

ORDINANCE NO. 2014 - 16

**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 RESIDENTIAL A TO RESIDENTIAL B AND ADD A TEXTUAL POLICY LIMITING THE MAXIMUM NUMBER OF UNITS TO 616 FOR APPROXIMATELY 582 ACRES OF LAND LOCATED ON THE NORTH SIDE OF RACETRACK ROAD AND PART OF THE BARTRAM PARK DRI; 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,

**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 **Residential – A to Residential - B** and to add a Textual Policy limiting the maximum number of units to 616 for approximately 582 acres of land located on the north side of Racetrack Road and part of the Bartram Park DRI, as described and shown on the attached **EXHIBIT A, B, and C**.

**SECTION 2.** The 2025 Comprehensive Plan amendment described in Section 1 are 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.

**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.

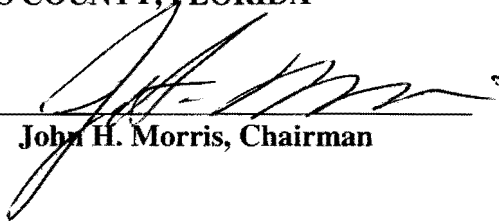
**SECTION 4.** Should any section, subsection, sentence, clause, phrase or portion of this ordinance be held invalid or unconstitutional by any court of competent jurisdiction, such portions shall be deemed a separate, distinct and independent provision and shall not affect the validity of the remaining portions.

**SECTION 5.** These amendments to the St. Johns County Comprehensive Plan shall be effective 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged within 30 days after adoption, the amendment does not become effective until the state land planning agency or Administration Commission enters a final order determining the adopted amendment to be in compliance.

**SECTION 6.** 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.

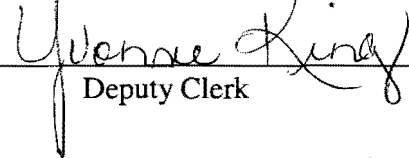
**PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 1<sup>st</sup> DAY OF April 2014.**

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

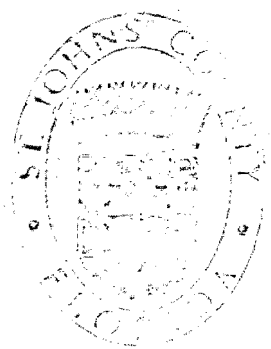
BY:   
John H. Morris, Chairman

RENDITION DATE 04/03/14

ATTEST: Cheryl Strickland, Clerk

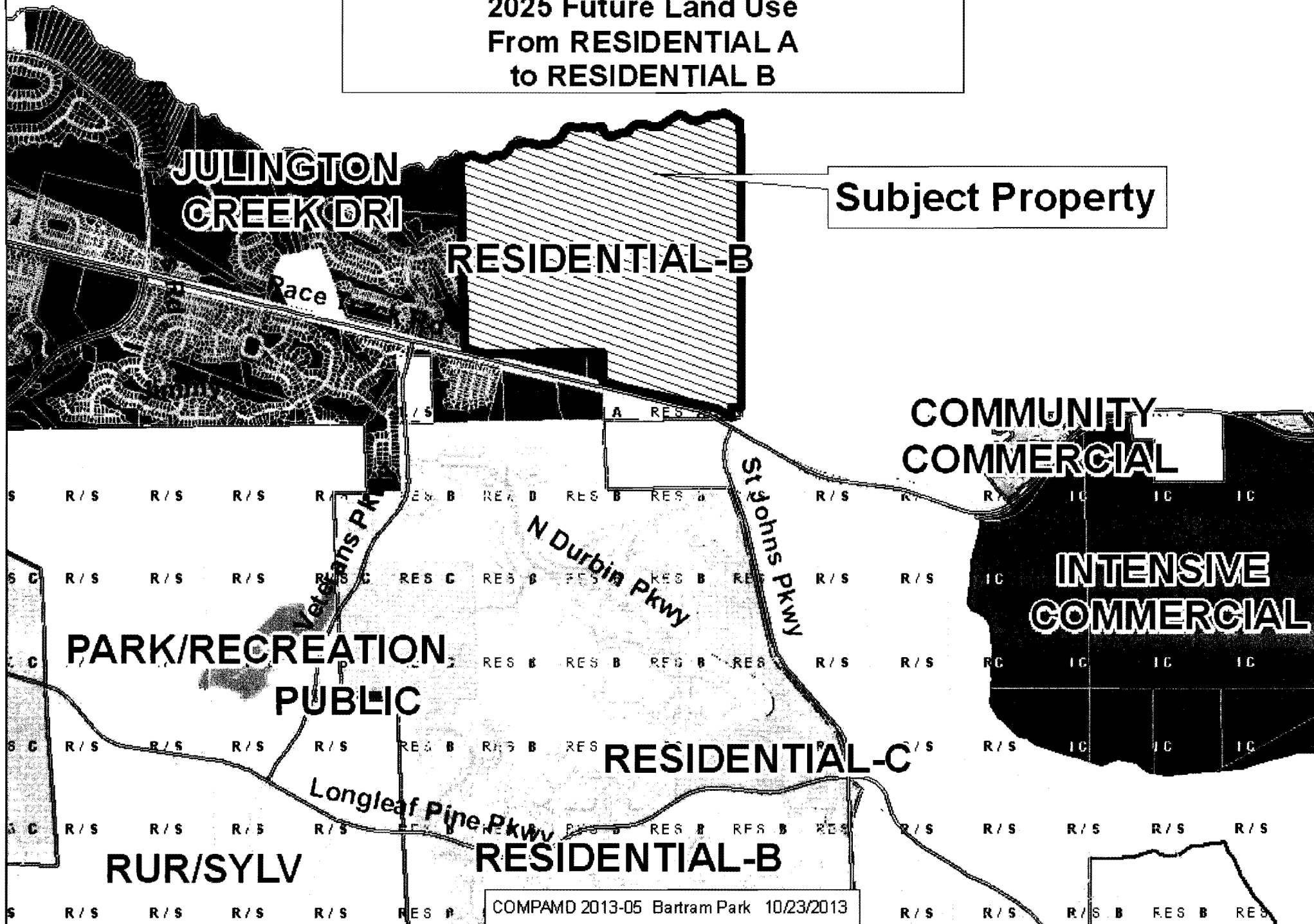
BY:   
Deputy Clerk

Effective Date: 05-12-14



# EXHIBIT A

2025 Future Land Use  
From RESIDENTIAL A  
to RESIDENTIAL B



Subject Property

JULINGTON  
CREEK DRI

RESIDENTIAL-B

COMMUNITY  
COMMERCIAL

INTENSIVE  
COMMERCIAL

PARK/RECREATION  
PUBLIC

RESIDENTIAL-C

RUR/SYLV

RESIDENTIAL-B

## EXHIBIT B

A PORTION OF SECTIONS 25 AND 36, TOWNSHIP 4 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF JULINGTON CREEK PLANTATION, PARCELS 63 AND 65, PHASE 2 AS RECORDED IN MAP BOOK 47, PAGE 57 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 01°33'42" WEST, ALONG THE EASTERLY LINE OF SAID JULINGTON CREEK PLANTATION AND ALONG THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 1705, PAGE 1342, SAID PUBLIC RECORDS, 3690 FEET, MORE OR LESS, TO THE MEAN HIGH WATER LINE OF DURBIN CREEK; THENCE EASTERLY ALONG THE MEANDERINGS OF SAID MEAN HIGH WATER LINE, 6250 FEET, MORE OR LESS TO THE EASTERLY LINE OF AFORESAID SECTION 25; THENCE SOUTH 01°06'12" EAST, ALONG LAST SAID LINE, 370 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID SECTION 25, ALSO BEING THE NORTHEAST CORNER OF AFORESAID SECTION 36; THENCE SOUTH 00°02'41" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 36, A DISTANCE OF 5106.81 FEET TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORD 338, PAGE 667 OF SAID PUBLIC RECORDS; THENCE SOUTH 89°13'34" WEST, ALONG LAST SAID LINE, 208.40 FEET TO THE WESTERLY LINE OF LAST SAID LANDS; THENCE SOUTH 00°02'40" WEST, ALONG LAST SAID LINE, 186.82 FEET; THENCE NORTH 60°25'12" WEST, 307.25 FEET TO THE SOUTHEASTERLY PROLONGATION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF RACE TRACK ROAD (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTH 76°24'29" WEST, ALONG LAST SAID LINE AND ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF RACE TRACK ROAD, 2262.84 FEET TO THE EASTERLY LINE OF JULINGTON CREEK UNIT 7, AS RECORDED IN MAP BOOK 18, PAGE 6 OF SAID PUBLIC RECORDS; THENCE NORTH 00°35'09" WEST, ALONG LAST SAID LINE, 583.11 FEET TO THE NORTHERLY LINE OF SAID JULINGTON CREEK UNIT 7; THENCE SOUTH 89°10'01" WEST, ALONG LAST SAID LINE, 2269.45 FEET TO THE AFORESAID NORTHEASTERLY RIGHT OF WAY LINE OF RACE TRACK ROAD; THENCE NORTH 76°24'29" WEST, ALONG LAST SAID LINE, 424.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 582 ACRES MORE OR LESS.

## EXHIBIT C

### **Bartram Park Comprehensive Plan Amendment/Proposed Policy Amendment Land Use Element A.1.11.1(h)(8)**

The property known as Bartram Park Planned Unit Development ("PUD"), containing approximately ~~587~~582 acres as legally described in Ordinance No. 2013~~4-16~~, is assigned a Residential B Future Land Use Map designation and is limited to a maximum of 616 dwelling units. Proposed changes to increase the allowed density of the Bartram Park PUD property are subject to the provisions of Chapter 163, Florida Statutes, regarding large-scale amendments to the Comprehensive Plan.

# The St. Augustine Record

COPY OF ADVERTISEMENT

PUBLISHED EVERY MORNING SUNDAY THRU SATURDAY  
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA,  
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **MEGAN BECKER**

who on oath says that he is an Employee 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 **COMPAMD 2013-05 BARTRAM PARK**


was published in said newspaper **FEBRUARY 19, 2014**

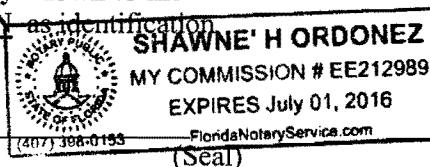
Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in said St. Johns County, Florida, and that the said newspaper heretofore been continuously published in said St. Johns County, Florida, each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, for a period of one year preceding the first publication of the copy of advertisement; and affiant further says that he 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.

  
MEGAN BECKER

Sworn to and subscribed before me this **19th day of FEBRUARY, 2014.**

by **MEGAN BECKER** who is personally known to me  
or who has produced **PERSONALLY KNOWN** as identification

  
(Signature of Notary Public)



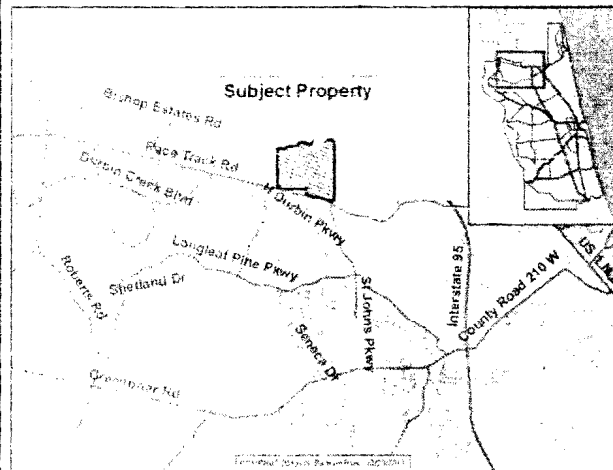
# NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF A PROPOSED COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAP OF THE ST. JOHNS COUNTY 2025 COMPREHENSIVE PLAN

NOTICE IS HEREBY GIVEN that the Planning and Zoning Agency on Thursday, March 6, 2014 at 1:30 p.m. and the St. Johns County Board of County Commissioners on Tuesday, April 1, 2014 at 9:00 a.m., will each hold public hearings, as follows: The Planning and Zoning Agency to consider and issue a recommendation on the adoption of a proposed comprehensive plan amendment to the St. Johns County Future Land Use Map of the 2025 Comprehensive Plan and the Board of County Commissioners will consider whether or not to adopt the same proposed 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 RESIDENTIAL A TO RESIDENTIAL B AND ADD A TEXTUAL POLICY LIMITING THE MAXIMUM NUMBER OF UNITS TO 616 FOR APPROXIMATELY 582 ACRES OF LAND LOCATED ON THE NORTH SIDE OF RACETRACK ROAD AND PART OF THE BARTRAM PARK DRIVE; 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 582 acres and is located on the Racetrack Road west of Bartram Park Boulevard, within St. Johns County, Florida.



*A complete description is available in the St. Johns County Planning Office.*

The proposed change is known as File Number **COMPAMD 2013-05 Bartram Park**, and is available for review in the Planning Division of the Growth Management Services 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.

PLANNING AND ZONING AGENCY  
ST. JOHNS COUNTY, FLORIDA  
DICK WILLIAMS, CHAIR

BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA  
JOHN H. MORRIS, CHAIR

File Number: COMPAMD 2013-05 Bartram Park



## FLORIDA DEPARTMENT *of* STATE

**RICK SCOTT**  
Governor

**KEN DETZNER**  
Secretary of State

April 4, 2014

Ms. Cheryl Strickland  
Secretary  
St. Johns County  
500 San Sebastian View  
St. Augustine, Florida 32084

Attention: Ms. Yvonne King, Deputy Clerk

Dear Ms. Strickland:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Ordinance No. 2014-16, which was filed in this office on April 4, 2014.

Sincerely,

Liz Cloud  
Program Administrator

LC/mrh

2014 APR -4 PM 4:12