

ORDINANCE NO. 2019 - 35

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING THE 2025 COMPREHENSIVE PLAN, ORDINANCE NO. 2010-38, AS AMENDED, TO MODIFY SITE SPECIFIC TEXT POLICY A.1.11.1(M)(8)(L) RELATING TO THE BARTRAM PARK PLANNED UNIT DEVELOPMENT TO LIMIT THE MAXIMUM NUMBER OF DWELLING UNITS TO 646 UNITS FOR APPROXIMATELY 582 ACRES OF LAND LOCATED ON THE NORTH SIDE OF RACE TRACK ROAD AND PART OF THE BARTRAM PARK DRI; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCE; 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 modify a Textual Policy limiting the maximum number of units to 646 for approximately 582 acres of land located on the north side of Racetrack Road and part of the Bartram Park DRI, as described on the attached **EXHIBIT A**.

SECTION 2. The 2025 Comprehensive Plan amendment described in Section 1 is based upon the following Findings of Fact:

- (a) The proposed amendment was fully considered after public hearing pursuant to legal notice duly published as required by Law.
- (b) The proposed Comprehensive Plan Amendment is consistent with the St. Johns County Comprehensive Plan, Ordinance No. 2010-38, as amended, the Northeast Florida Strategic Planning Policy Plan, the Community Planning Act, and Land Development Regulation Act (Chapter 163, Florida statutes), subject to further assessment at the adoption hearing.
- (c) The proposed Comprehensive Plan Amendment is procedurally consistent with Part 9.05.00 of the Land Development Code, subject to further assessment at the adoption hearing.
- (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. 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 21 DAY OF May 2019.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

BY: Paul M. Waldron
Paul M. Waldron, Chair

FILED DATE MAY 23 2019

ATTEST: Hunter S. Conrad, Clerk

BY: Gwenne King
Deputy Clerk

Effective Date: JUN 21 2019

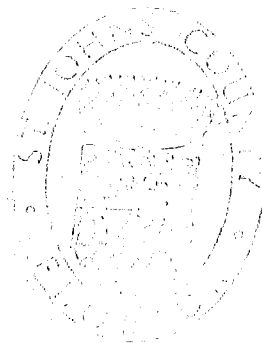


EXHIBIT A

Bartram Park Planned Unit Development (Residential)

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 B

Bartram Park PUD

Comprehensive Plan Text Amendment

Objective A.1.11.1(M)(8)(L) – The property known as Bartram Park Planned Unit Development (“PUD”), containing approximately 582 acres as legally described in Ordinance No. 2019-~~35~~ is assigned a Residential B Future Land Use Map designation and is limited to a maximum of 646 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
Affidavit of Publication

ROGERS, TOWERS
ATTN: TINA
1301 RIVERPLACE BLVD, STE 1500
JACKSONVILLE, FL 32207

ACCT: 15669
AD# 0003160100-01

PO#

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

STATE OF FLORIDA
COUNTY OF ST. JOHNS

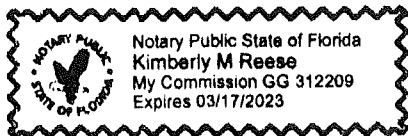
Before the undersigned authority personally appeared JAMIE WILLIAMS who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **SA Legal Retail** in the matter of **COMPAMD-2017000005**, was published in said newspaper on **04/03/2019**.

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St. Johns County, Florida, and that the said newspaper heretofore has 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 preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

Sworn to and subscribed before me this _____ day of **APR 03 2019**

by *Jamie Williams* who is personally known to me
or who has produced as identification

Kimberly M Reese
(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, 4/18/2019 at 1:30 p.m., and the St. Johns County Board of County Commissioners on Tuesday, 5/21/2019 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:

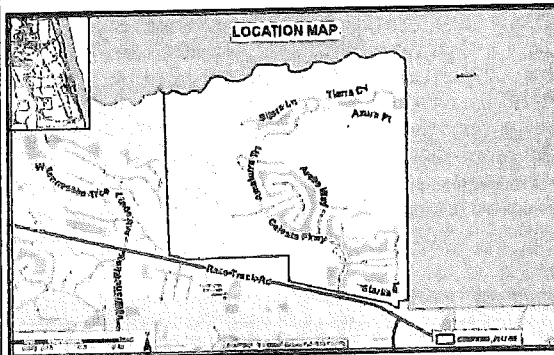
AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING THE 2025 COMPREHENSIVE PLAN, ORDINANCE NO. 2010-38, AS AMENDED, TO MODIFY SITE SPECIFIC TEXT POLICY A.1.11.1(M)(B)(L) RELATING TO THE BARTRAM PARK PLANNED UNIT DEVELOPMENT TO LIMIT THE MAXIMUM NUMBER OF DWELLING UNITS TO 646 UNITS FOR APPROXIMATELY 582 ACRES OF LAND LOCATED ON THE NORTH SIDE OF RACE TRACK ROAD AND PART OF THE BARTRAM PARK DRI; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCE; 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 approximately 582 acres and is located on See attached parcels, 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 COMPAMD-2017000005, 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.

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
MIKE KOPPENHAFFER, CHAIR
File Number: COMPAMD-2017000005, Bartram Park PUD

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
PAUL M. WALDRON, CHAIR

0003160100 April 3, 2019



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

May 28, 2019

Honorable Hunter S. Conrad
Clerk of Court
St. Johns County
500 San Sebastian View
St. Augustine, Florida 32084

Attention: Ms. Yvonne King

Dear Mr. Conrad:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of St. Johns Ordinance No. 2019-35, which was filed in this office on May 24, 2019.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb

FILED MAY 24 2019
ST. JOHNS COUNTY
CLERK OF COURT
BY: Jeanne King
DEPUTY CLERK