

**AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA RELATED TO FLOOD RISK, HIGH-TIDE EVENTS, STORM SURGE, FLASH FLOODS, AND RISING SEA-LEVEL IMPACTS IN COASTAL AREAS; AMENDING THE 2025 COMPREHENSIVE PLAN, ORDINANCE NO. 2010-38, AS AMENDED; AMENDING GOAL E.1, THE COASTAL MANAGEMENT ELEMENT, OF THE ST. JOHNS COUNTY COMPREHENSIVE PLAN; PROVIDING FOR AND AMENDING THE REDEVELOPMENT COMPONENT TO THE COASTAL MANAGEMENT ELEMENT THAT OUTLINES PRINCIPLES FOR ELIMINATION OF INAPPROPRIATE AND UNSAFE DEVELOPMENT IN COASTAL AREAS; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE.**

**WHEREAS**, Chapter 125 and 163, Florida Statutes (2018), 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 (2018), provide the process for the adoption of Comprehensive Plan amendments;

**WHEREAS**, Section 163.3177(6)(g), Florida Statutes (2018), requires St. Johns County, as a coastal county identified by section 380.24, to have a coastal management element;

**WHEREAS**, Section 163.3178, Florida Statutes (2018), further requires the coastal management to have specific components, including a redevelopment component that outlines principles that must be used to eliminate inappropriate and unsafe development in the coastal areas when opportunities arise;

**WHEREAS**, Section 163.3178(2)(f)1, Florida Statutes (2018), requires the redevelopment component must include development and redevelopment principles, strategies, and engineering solutions that reduce the flood risk in coastal areas which results from high-tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea-level rise;

**WHEREAS**, the provided amendments are based on, an in reaction to, relevant and appropriate data related to development and redevelopment in the coastal areas of St. Johns County.

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

**SECTION 1.** Goal E.1, the Coastal Management Element of the St. Johns County Comprehensive Plan, is hereby amended to read as follows in the attached **EXHIBIT A**, hereinafter adopted and incorporated in this Ordinance, the purpose of which is to amend Objective E.1.3 and to add Policies E.1.3.19 through E.1.3.27.

**SECTION 2.** The 2025 Comprehensive Plan amendment described in Section 1 is based upon the following findings of fact:

- (a) The proposed Comprehensive Plan Amendment has been fully considered after public hearing with legal notice duly published as required by law.
- (b) The proposed Comprehensive Plan Amendment is consistent with the St. Johns County Comprehensive Plan, Ordinance 2010-38, as amended, the Northeast Florida Strategic Regional Policy Plan, and the Land Development Regulation Act (Chapter 163, Florida State Statutes).
- (c) The Comprehensive Plan Amendment is procedurally consistent with Part 9.05.00 of 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. Nothing in this Ordinance shall be deemed as amending or rescinding portions of the St. Johns County Comprehensive Plan unless specifically addressed.

**SECTION 4.** Inclusion and Codification into the Comprehensive Plan. It is the intent of the St. Johns County Board of County Commissioners that the provisions of this Ordinance shall be codified and made part of the St. Johns County Comprehensive Plan, Ordinance No. 2010-38, as previously amended, and that the sections and attachments of this ordinance may be renumbered, reorganized, relettered, and appropriately incorporated into the Comprehensive Plan in order to accomplish such intentions. 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 5.** 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 6.** 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 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** 18<sup>th</sup> **DAY OF** June **2019.**

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

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

REVISION DATE JUN 20 2019

**ATTEST: Hunter S. Conrad, Clerk**

BY: Yvonne King  
Deputy Clerk

Effective Date: AUG 11 2019



# **EXHIBIT A**

### Objective E.1.3

#### Post Disaster Planning, Coastal Area Redevelopment, Sea Level Rise, Peril of Flood, and Hurricane Preparedness

The County shall prepare post-disaster redevelopment plans which will reduce or eliminate the exposure of human life and public and private property to natural hazards by implementing the policies of the Comprehensive Plan. The County shall restrict or limit certain activities in the Coastal High Hazard Areas (CHHA) which is defined in Section 163.3178(2)(h), Florida Statutes to reduce the flood risk in coastal areas and the related impacts of sea-level rise defined in Chapter 163.3178(2)(f)1, F.S.

#### Policies

[E.1.3.1 through E.1.3.18 unchanged.]

.....

- E.1.3.19 The County will monitor sea level rise data and the potential effects sea level rise has on the natural and built environment to consider the most current and credible sea level rise data when planning long term infrastructure, capital improvement expenditures, and encourage the use of adaptation and mitigation strategies.
- E.1.3.20 The County will participate with regional collaboration on sea level rise including efforts to reduce vulnerabilities, to implement possible adaptation measures where feasible, and to identify funding opportunities.
- E.1.3.21 When considering new development, redevelopment and requests for increased density the County shall consider the implications of potential rise in sea level and the hazards of developing seaward of the Coastal Construction Control Line.
- E.1.3.22 The County has analyzed and mapped identified areas of the County vulnerable to tidal fluctuations, coastal erosion, hurricanes, tropical storms, high water tables, flooding and other impacts of rising water and shall consider development standards to address these areas.
- E.1.3.23 The County Emergency Management will coordinate with the Florida Division of Emergency Management and other agencies efforts to incorporate sea level rise effect on storm surge impacts into the remapping of potential hazard areas in coastal zones, and incorporate where appropriate in the relevant portions of the Local Mitigation Strategy (LMS) to reduce risk to human life and property from disasters.
- E.1.3.24 Any development or redevelopment in areas at high risk of flooding due to storm surge, high tide events, flash flood, stormwater runoff, and sea level rise shall meet or exceed the flood-resistant construction requirements in the Florida Building Code, as amended, including Section R322, *Flood Resistant Construction*. The

County shall meet all applicable Federal, State, regional and local permitting regulations including 44 C.F.R., part 60, as may be amended.

E.1.3.25 The County shall continue the St. Johns County Local Mitigation Strategy (LMS) which serves as the County's Floodplain Management Plan for the Community Rating System (CRS) and continue to participate in the CRS of the National Flood Insurance Program (NFIP). The County shall meet the requirements of the NFIP for community participation as set forth in the Title 44 Code of Federally Regulations, Section 59.22 in order to reduce flood losses and achieve flood insurance premium discounts for residents.

E.1.3.26 New Development and redevelopment in areas at high risk of flooding due to storm surge, high tide events, flash flood, stormwater runoff, and sea level rise shall consider building design specifications, engineering solutions, site development techniques and management practices such as higher minimum floor elevations, retrofitting buildings for increased flood risk, designing infrastructure that can withstand higher water levels such as raising seawalls and installing tidal valves, and implementing natural drainage features; and is encouraged to use these building design specifications, engineering solutions and management practices to remove coastal real property from flood zone designations established by the Federal Emergency Management Agency.

E.1.3.27 The County shall continue to require development and redevelopment seaward of the Coastal Construction Control Line (CCCL) established pursuant to Section 161.053 F.S. be consistent with Chapter 161 of the Florida Statutes.

THE ST. AUGUSTINE RECORD  
Affidavit of Publication

**SJC GROWTH MANAGEMENT  
4040 LEWIS SPEEDWAY**

**SAINT AUGUSTINE, FL 32084**

ACCT: 15628  
AD# 0003169333-01  
PO#

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

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

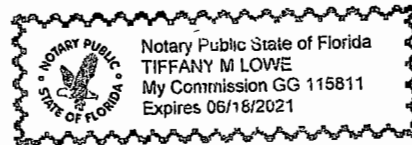
Before the undersigned authority personally appeared JAMIE WILLIAMS who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **SA Legal Retail** in the matter of **COMPAMD-2018000002** was published in said newspaper on **05/01/2019**.

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 **MAY 01 2019**

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

Tiffany M. Lowe  
(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, 5/16/2019 at 1:30 p.m., and the St. Johns County Board of County Commissioners on Tuesday, 6/18/2019 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 RELATED TO FLOOD RISK, HIGH-TIDE EVENTS, STORM SURGE, FLASH FLOODS, AND RISING SEA-LEVEL IMPACTS IN COASTAL AREAS; AMENDING THE 2025 COMPREHENSIVE PLAN, ORDINANCE NO. 2010-38, AS AMENDED; AMENDING GOAL E.1, THE COASTAL MANAGEMENT ELEMENT, OF THE ST. JOHNS COUNTY COMPREHENSIVE PLAN; PROVIDING FOR AND AMENDING THE REDEVELOPMENT COMPONENT TO THE COASTAL MANAGEMENT ELEMENT THAT OUTLINES PRINCIPLES FOR ELIMINATION OF IN APPROPRIATE AND UNSAFE DEVELOPMENT IN COASTAL AREAS; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE.**

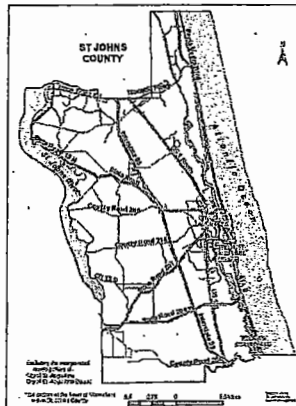
Said hearings will be held in the County Auditorium, County Administration Building, 500 San Sebastian View, St. Augustine, Florida. All interested parties may appear at the public hearings to be heard regarding any or all of the proposed amendment. Board of County Commissioner Items not heard by 6 pm shall automatically be continued until 9 am the following day, unless otherwise directed by the Board.

The subject property includes all of 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-2018000002, 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 (18009558770), no later than 5 days prior to the meeting.

PLANNING AND ZONING AGENCY	BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA	ST. JOHNS COUNTY, FLORIDA
MIKE KOPPENHAFFER, CHAIR	PAUL M. WALDRON, CHAIR

File Number: COMPAMD-2018000002, Amendment to the Comprehensive Plan to address Sea Level Rise

0003169333 May 1, 2019





## FLORIDA DEPARTMENT *of* STATE

**RON DESANTIS**  
Governor

**LAUREL M. LEE**  
Secretary of State

June 24, 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. 2019-47, which was filed in this office on June 24, 2019.

Sincerely,

Ernest L. Reddick  
Program Administrator

ELR/lb

FILED **JUN 24 2019**  
ST. JOHNS COUNTY  
CLERK OF COURT  
BY: *Yvonne King*  
DEPUTY CLERK