

ORDINANCE NO. 2019 - 64

**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-C (RES-C) TO RURAL COMMERCIAL (RC), FOR APPROXIMATELY 15.8 ACRES OF LAND LOCATED WEST OF COASTAL HIGHWAY; 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 **Residential-C (RES-C) to Rural Commercial (RC)**, for approximately 15.8 acres of land located west of Coastal Highway, as described and shown on the attached **EXHIBIT 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 proposed Comprehensive Plan Amendment is consistent with the St. Johns County Comprehensive Plan, Ordinance No. 2010-38, as amended, the Northeast Florida Strategic Regional 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** 1 **DAY OF** October **2019.**

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

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

REVISION DATE OCT 03 2019

ATTEST: HUNTER S. CONRAD, Clerk

BY: Yvonne King  
Deputy Clerk

Effective Date: DEC 19 2019



**CONSERVATION**

**EXHIBIT A**  
**2025 Future Land Use**  
**From Residential-C**  
**To Rural Commercial**

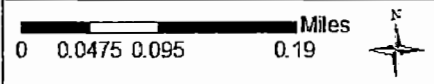
**CONSERVATION**

**RESIDENTIAL-C**

**Subject Property**

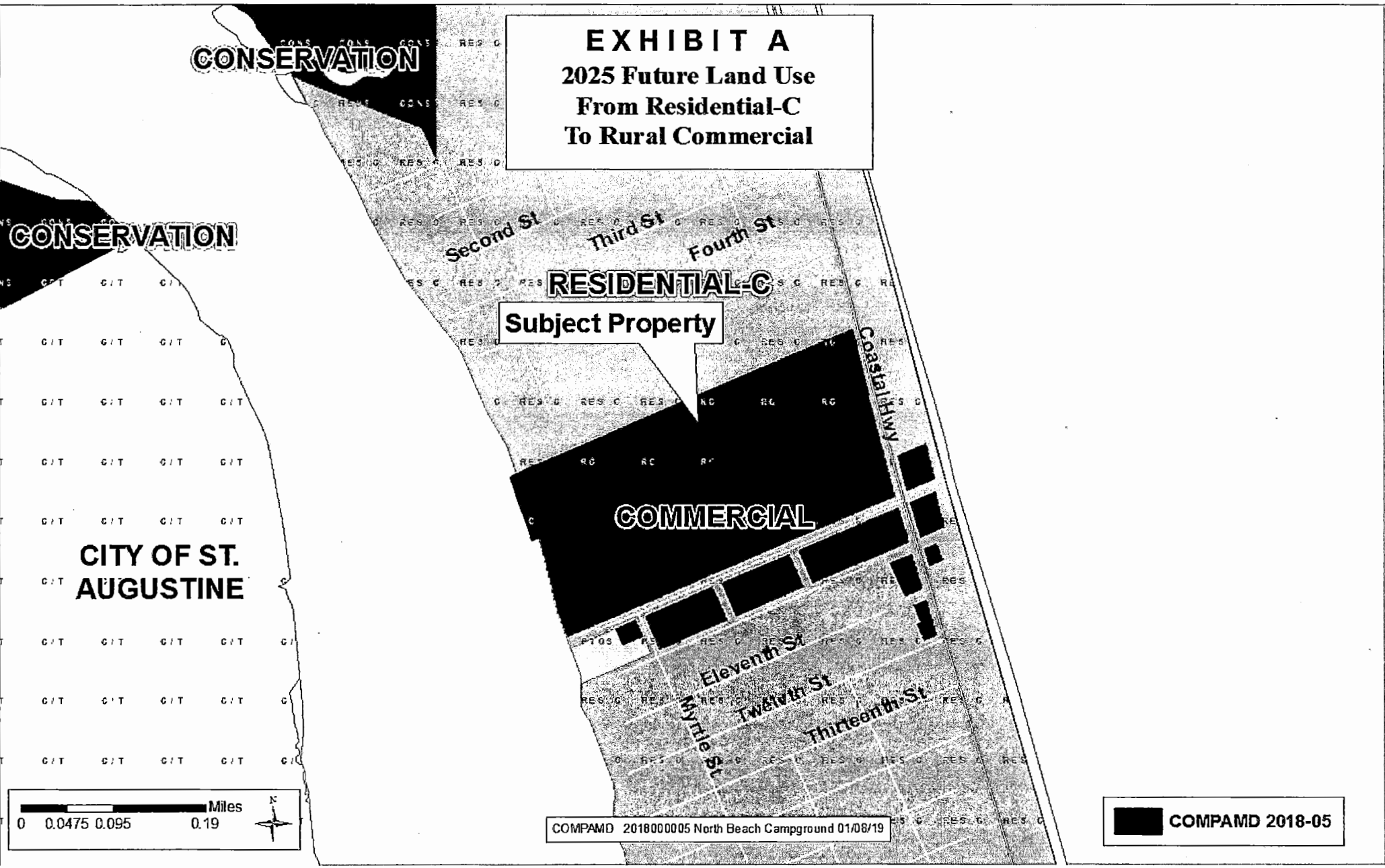
**COMMERCIAL**

**CITY OF ST. AUGUSTINE**



COMPAMD 201800005 North Beach Campground 01/08/19

 **COMPAMD 2018-05**



**EXHIBIT A**  
**LEGAL DESCRIPTION**  
**North Beach Campground CPA**

A PARCEL OF LAND SITUATED IN NORTH BEACH, AS RECORDED IN MAP BOOK 3, PAGE 28 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD A-1-A, AS IT CURRENTLY EXISTS, WITH THE SOUTH LINE OF BLOCK 32 OF SAID NORTH BEACH; THENCE S 66°38'43" W, ALONG THE SOUTH LINE OF BLOCKS 28, 29, 30, 31 AND 32 AND THEIR WESTERLY EXTENSION THEREOF, ALL OF SAID NORTH BEACH, A DISTANCE OF 1902 FEET MORE OR LESS TO THE MEAN HIGH WATER LINE AT THE EAST SIDE NORTH RIVER AND REFERENCE POINT "A"; THENCE RETURN TO THE POINT OF BEGINNING; THENCE N 14°28'40" W, ALONG SAID WESTERLY LINE OF STATE ROAD A-1-A, A DISTANCE OF 364.50 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTH 1/2 OF BLOCK 23 OF SAID NORTH BEACH; THENCE N 66°39'35" E, ALONG THE SOUTH LINE OF THE NORTH 1/2 OF BLOCKS 23, 24, 25, 26 AND 27 OF SAID NORTH BEACH AND THEIR WESTERLY EXTENSIONS THEREOF, A DISTANCE OF 1935 FEET MORE OR LESS TO THE MEAN HIGH WATER LINE AT THE EAST SIDE OF NORTH RIVER; THENCE MEANDER SOUTHERLY ALONG SAID MEAN HIGH WATER LINE, A DISTANCE OF 363 FEET MORE OR LESS TO SAID REFERENCE POINT "A" AND THE CLOSE OF THIS DESCRIPTION.

THE AFOREDESCRIBED PARCEL CONTAINS 15.83 ACRES MORE OR LESS.

THE ST. AUGUSTINE RECORD  
Affidavit of Publication

**KAREN M TAYLOR**  
77 SARAGOSSA ST

**SAINT AUGUSTINE, FL 32084**

ACCT: 15637  
AD# 0003199350-01  
PO#

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

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

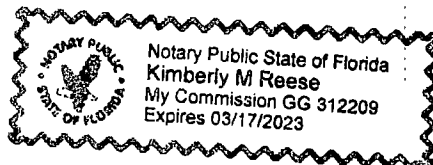
Before the undersigned authority personally appeared JULIA KERTI who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **SA Legal Retail** in the matter of **COMPAMD-2018000005** was published in said newspaper on **07/28/2019**.

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 **JUL 28 2019**

by *Julia Kerti* 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, 8/15/2019 at 1:30 p.m.**, and the St. Johns County Board of County Commissioners on **Tuesday, 10/1/2019 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 CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM RESIDENTIAL-C (RES-C) TO RURAL COMMERCIAL (RC), FOR APPROXIMATELY 15.8 ACRES OF LAND LOCATED WEST OF COASTAL HIGHWAY; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE.**

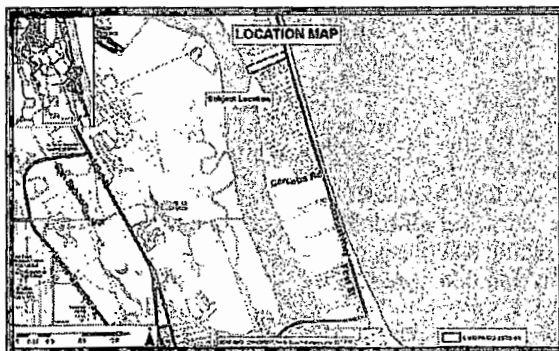
Said hearings will be held in the County Auditorium, County Administration Building, 500 San Sebastian View, St. Augustine, Florida. All interested parties may appear at the public hearings to be heard regarding any or all of the proposed amendment. Board of County Commissioner items not heard by 6 pm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

The subject property includes 15.8 acres and is located on 4191 & 4201 Coastal Highway, St. Augustine, FL 32084, 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-2018000005, 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.

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-2018000005, North Beach Campground	



## FLORIDA DEPARTMENT *of* STATE

**RON DESANTIS**  
Governor

**LAUREL M. LEE**  
Secretary of State

October 4, 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. 2019-64, which was filed in this office on October 4, 2019.

Sincerely,

Ernest L. Reddick  
Program Administrator

ELR/lb

**OCT 04 2019**  
FILED  
ST. JOHNS COUNTY  
CLERK OF COURT

BY: Yvonne King  
DEPUTY CLERK