

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AMENDING ST. JOHNS COUNTY ORDINANCE 2019-25; MAKING FINDINGS OF FACT; AMENDING SECTION 2 OF ORDINANCE 2019-25 TO CREATE THE SERENATA BEACH MUNICIPAL SERVICE TAXING UNIT; REVISING THE DESCRIPTION OF THE COASTAL HIGHWAY MUNICIPAL SERVICE TAXING UNIT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY:

Section 1. Findings of Fact.

(A) On March 19, 2019, the St. Johns County Board of County Commissioners (the Board) enacted St. Johns County Ordinance 2019-25 (the MSTU Ordinance), which created the South Ponte Vedra Boulevard Dune and Beach Restoration MSTU (the South Ponte Vedra MSTU) and the Coastal Highway Dune and Beach Restoration MSTU (the Coastal Highway MSTU) for the purpose of funding a proposed dune restoration project in South Ponte Vedra and Vilano Beaches.

(B) The MSTU Ordinance defined the project area for the South Ponte Vedra MSTU as those parcels in the unincorporated areas of the County lying on the east side of State Road A1A from Range Monument 76 to Range Monument 101.5. The South Ponte Vedra MSTU will fund a one-time dune and beach restoration within the MSTU's project area.

(C) The MSTU Ordinance defined the project area for the Coastal Highway MSTU as those parcels in the unincorporated areas of the County lying on the east side of State Road A1A from Range Monument 104 to Range Monument 117. The Coastal Highway MSTU will fund the renourishment of the MSTU project area as part of the U.S. Army Corps of Engineers Long-Term Disaster Recovery Investment Program (the Corps Project).

(D) Subsequent to the enactment of the MSTU Ordinance, the U.S. Army Corps of Engineers finalized the project area for the Corps Project. As a result, it is necessary to amend the description of the Coastal Highway MSTU to include all properties within the area encompassed by the Corps Project.

(E) In order to fully protect the one-time dune restoration project and the Corps project, the gap between the two projects should be closed by extending the dune restoration project to tie into the northern taper of the Corps project.

Section 2. Section 2 of St. Johns County Ordinance 2019-25 is amended as follows:

(A) The South Ponte Vedra Boulevard Dune and Beach Restoration Municipal Service Taxing Unit is hereby created as a new taxing unit which shall include those parcels in the unincorporated areas of the County lying on the east side of State Road A1A from Range Monument 76 to Range Monument 101.5, as more particularly described in Attachment A.

(B) The Coastal Highway Dune and Beach Restoration Municipal Service Taxing Unit is hereby created as a new taxing unit which shall include those parcels in the unincorporated area of the County lying on the east side of State Road A1A from Range Monument 104 to Range Monument 117, as more particularly described in Attachment B.

(C) The Serenata Beach Dune and Beach Restoration Municipal Service Taxing Unit is hereby created as a new taxing unit which shall include those parcels in the unincorporated area of the County lying on the east side of State Road A1A from the southern boundary of the South Ponte Vedra Boulevard Dune and Beach Restoration Municipal Service Taxing Unit to the northern boundary of the Coastal Highway Dune and Beach Restoration Municipal Service Taxing Unit, as more particularly described in Attachment C.

Section 3. Attachment B to St. Johns County Ordinance 2019-25 is deleted in its entirety and is replaced with the following:

ATTACHMENT B

Description of Coastal Highway Municipal Service Taxing Unit

A PARCEL OF LAND LYING IN TOWNSHIP 6 SOUTH, RANGE 30 EAST AND TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA. SAID PARCEL BEING BOUNDED ON THE NORTH BY AN EAST WEST LINE THAT IS ADJACENT TO THE MOST SOUTHERLY FACE OF BUILDING I OF PHASE I OF OCEAN VILLAS AT SERENATA BEACH, A CONDOMINIUM, AS RECORDED IN OFFICIAL RECORDS BOOK 1664, PAGE 1086 OF THE PUBLIC RECORDS OF SAID COUNTY; BOUNDED ON THE EAST BY THE MEAN HIGH WATER LINE OF THE ATLANTIC OCEAN; BOUNDED ON THE SOUTH BY A LINE 914.23 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF LOT P, AS SHOWN ON THE PLAT OF PERKINS ADDITION TO NORTH BEACH CITY AS RECORDED IN MAP BOOK 5 PAGE 20 OF SAID PUBLIC RECORDS, SAID SOUTH LINE ALSO BEING THE SOUTH LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4394, PAGE 162 OF SAID PUBLIC RECORDS; AND BOUNDED ON THE WEST BY THE EAST RIGHT OF WAY LINE OF STATE ROAD A1A AS NOW ESTABLISHED.

Section 4. St. Johns County Ordinance 2019-25 is amended to add Attachment C as follows:

ATTACHMENT C

Description of Serenata Beach Municipal Service Taxing Unit

A PARCEL OF LAND LYING IN TOWNSHIP 5 SOUTH, RANGE 30 EAST AND TOWNSHIP 6 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA. SAID PARCEL BEING BOUNDED ON THE NORTH BY THE NORTH LINE OF PHASE II OF THE OCEAN VILLAS AT SERENATA BEACH, A CONDOMINIUM, AS RECORDED IN OFFICIAL RECORDS BOOK 1664, PAGE 1086 OF SAID PUBLIC RECORDS OF SAID COUNTY; BOUNDED ON THE EAST BY THE MEAN HIGH WATER LINE OF THE ATLANTIC OCEAN; BOUNDED ON THE SOUTH BY AN EAST WEST LINE THAT IS ADJACENT TO THE MOST SOUTHERLY FACE OF BUILDING I OF PHASE I OF OCEAN VILLAS AT SERENATA BEACH, A CONDOMINIUM, AS RECORDED IN OFFICIAL RECORDS BOOK 1664, PAGE 1086 OF SAID PUBLIC RECORDS; AND BOUNDED ON THE WEST BY THE EAST RIGHT OF WAY LINE OF STATE ROAD A1A AS NOW ESTABLISHED.

Section 5. Severability.

If any part of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remainder of this ordinance.

Section 6. Effective Date.

This ordinance shall be effective upon a certified copy being filed with the Florida Department of State.

PASSED AND ENACTED by the Board of County Commissioners of St. Johns County, Florida, this 3 day of December, 2019.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: [Signature]
Jeb S. Smith, Chair

ATTEST: Hunter S. Conrad, Clerk

[Signature]
By: Deputy Clerk

Effective Date: DEC 06 2019



REVISION DATE DEC 05 2019

Serenata Beach Dune Extension MSTU Final Survey Results

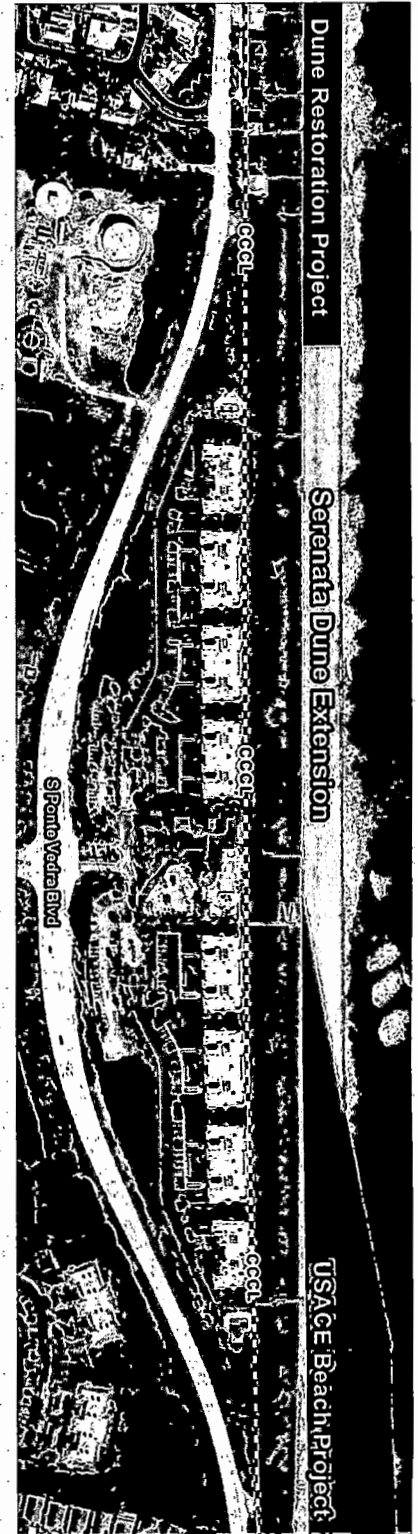
Ending October 25, 2019

Survey Statements

If agreement is indicated below by signing this survey and circling 'AGREE', we/I request the St. Johns County Board of County Commissioners to take the necessary actions to implement the project, create the Serenata Dune and Beach Restoration Municipal Service Taxing Unit (MSTU), and levy 1.5 mils on the properties of the MSTU for a period of ten years.

Finally, we/I understand that proceeding with this project is contingent upon successful permitting and design. It is also understood that there is no obligation for the Board of County Commissioners to proceed with the project, and that, if the project does not proceed, no millage will be levied.

SERENATA MSTU SURVEY RESULTS			FINAL
	Number	% of Total	% of Responses
Total Parcels	89	100 %	
Agree	67	75.3 %	91.8 %
Disagree	6	6.7 %	8.2 %
Responses	73	82.0 %	
No Reply	16	18.0 %	





St. Johns County Board of County Commissioners

Public Works

Serenata Beach Municipal Service Taxing Unit

A proposed dune restoration project that would provide a benefit to your South Ponte Vedra Boulevard property is under consideration by St. Johns County. This survey is provided for you to demonstrate your willingness to support the project with financial participation in a municipal service taxing unit (MSTU).

The current conceptual plan is for a one-time dune restoration averaging approximately 20 cubic yards, or 540 cubic feet, of sand per linear foot from the northern boundary to the southern boundary of Ocean Villas at Serenata Beach. The new dune contours will be engineered to maximize durability, and supportive vegetation will be planted to further increase dune resilience.

There are two projects in the works for South Ponte Vedra and Vilano Beach. The United States Army Corps of Engineers is about to begin construction of the Coastal Storm Risk Management project to the south of Serenata, and the County is in the design and permitting phase of a one-time dune restoration to the north of Serenata. The proposed project is to extend the county's project south to cover Serenata. The homeowners of Serenata Beach Ocean Villas and Serenata Club will pay for this section of the Dune and Beach Restoration through an MSTU. The MSTU is estimated to be 1.5 mils (one and a half tenth of one percent) per year for ten years on the taxable value of your property in the MSTU.

Final Board approval to proceed is contingent upon the receipt of positive support from this survey. The Board of County Commissioners is scheduled to review the results of the survey in November 2019, and consider project approval.

The County continues to perform ongoing due-diligence in the form of planning and permitting a sand source for the one time dune restoration. If the project is approved, it could be completed by December 2020.

To estimate the potential 2020 MSTU assessment, please visit www.sjcpa.us and use the "Search Property Records" function to find the current estimate for the taxable value of your parcel(s), and multiply that amount by 0.0015. As the taxable values of properties change, the amount of the MSTU assessment would also change. Additional information, including the presentation from the September 24, 2019 informational Community Meetings, can be found at www.sjcfl.us. Please contact Stephen Hammond at 904.209.0272 or shammond@sjcfl.us if you have any questions or require assistance.

PROPOSED PROJECT: Construct a one-time dune restoration averaging approximately 20 cubic yards, or 540 cubic feet, of sand per linear foot from the northern boundary to the southern boundary of Ocean Villas at Serenata Beach.

MSTU Survey on Reverse Side

2750 Industry Center Road, St. Augustine, FL 32084
P: 904.209.0266 | F: 904.209.0267

www.sjcfl.us

Serenata Beach Municipal Service Taxing Unit

If agreement is indicated below by signing this survey and circling 'agree', we/I request the St. Johns County Board of County Commissioners to take the necessary actions to implement the project, create the Serenata Dune and Beach Restoration Municipal Service Taxing Unit (MSTU), and levy 1.5 mils on the properties of the MSTU for a period of ten years.

Finally, we/I understand that proceeding with this project is contingent upon successful permitting and design. It is also understood that there is no obligation for the Board of County Commissioners to proceed with the project, and that, if the project does not proceed, no millage will be levied.

SIGNATORIES FOR:

Parcel Identification Number(s):

Property Address(es):

Please sign your name, as it appears on your property ownership documents, on the survey below, circle agree or disagree, and return it in the enclosed self-addressed stamped envelope.

(Signature) _____

(1st Property Owner Name) _____

Date: _____ **AGREE/DISAGREE** (circle one)

(Signature) _____

(2nd Property Owner Name) _____

Date: _____ **AGREE/DISAGREE** (circle one)

(Signature) _____

(3rd Property Owner Name) _____

Date: _____ **AGREE/DISAGREE** (circle one)

(Signature) _____

(4th Property Owner Name) _____

Date: _____ **AGREE/DISAGREE** (circle one)

SAMPLE

Surveys must be received by October 25, 2019, to be considered by the Board of County Commissioners.

THE ST. AUGUSTINE RECORD
Affidavit of Publication

MINUTES AND RECORDS
500 SAN SEBASTIAN VIEW

SAINT AUGUSTINE, FL 32084

ACCT: 15634
AD# 0003237480-01
PO# 0003237480

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

STATE OF FLORIDA
COUNTY OF ST. JOHNS

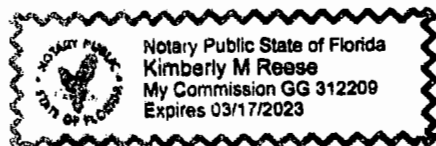
Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF HEARING** in the matter of **120319 MSTU ORDINANCE** was published in said newspaper on **11/23/2019**.

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 NOV 25 2019 day

by Melissa Rhinehart who is personally known to me or who has produced as identification

Kimberly M Reese
(Signature of Notary Public)



NOTICE OF PUBLIC HEARING OF THE
ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS

NOTICE IS HEREBY GIVEN that the Board of County Commissioners of St. Johns County, Florida, will hold a public hearing to consider adoption of the following ordinance at a regular meeting on Tuesday, December 3, 2019, at 9:00 a.m. in the County Auditorium at the County Administration Building, 500 San Sebastian View, St. Augustine, Florida:

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AMENDING ST. JOHNS COUNTY ORDINANCE 2019-25; MAKING FINDINGS OF FACT; AMENDING SECTION 2 OF ORDINANCE 2019-25 TO CREATE THE SERENATA BEACH MUNICIPAL SERVICE TAXING UNIT; REVISING THE DESCRIPTION OF THE COASTAL HIGHWAY MUNICIPAL SERVICE TAXING UNIT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

The proposed ordinance is on file in the office of the Clerk of the Board of County Commissioners at the County Administration Building, 500 San Sebastian View, St. Augustine, Florida, and may be examined by interested parties prior to the said public hearing. Please take note that the proposed ordinance is subject to revision prior to hearing or adoption. All parties having any interest in said ordinance will be afforded an opportunity to be heard at the public hearing.

If a person decides to appeal any decision made with respect to any matter considered at the hearing, such person will need a record of the proceedings, and for such purposes he/she 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.

NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in the proceedings should contact the ADA Coordinator at (904) 209-0650 at the St. Johns County Administration Building, 500 San Sebastian View, St. Augustine, Florida 32084. For hearing impaired individuals: Florida Relay Service: 1-800-955-8770.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA
HUNTER S. CONRAD, ITS CLERK
By: Yvonne King, Deputy Clerk

0003237480 November 23, 2019



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

December 9, 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. 2019-80, which was filed in this office on December 6, 2019.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb

FILED DEC 09 2019
ST. JOHNS COUNTY
CLERK OF COURT
BY: Yvonne King
DEPUTY CLERK