

ORDINANCE NO. 2020 - 33

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 RURAL/SILVICULTURE (R/S) TO RURAL COMMERCIAL (RC) FOR APPROXIMATELY 74.14 ACRES OF LAND LOCATED ON THE SOUTH SIDE OF INTERNATIONAL GOLF PARKWAY AND WEST OF ST. MARKS POND BOULEVARD; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE.

WHEREAS, Chapters 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, Sections 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 Use Map designation from RURAL/SILVICULTURE (R/S) to RURAL COMMERCIAL (RC) for approximately 74.14 acres of land located on the south side of International Golf Parkway and west of St. Marks Pond Boulevard, as described and shown on the attached Exhibits A and B.

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 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.

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 7th DAY OF July 2020.

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

BY: [Signature]
Jeb S. Smith, Chair

ATTEST: Brandon Patty, Clerk of Court

BY: [Signature]
Deputy Clerk

Rendition Date: JUL 09 2020

Effective Date: AUG 22 2020

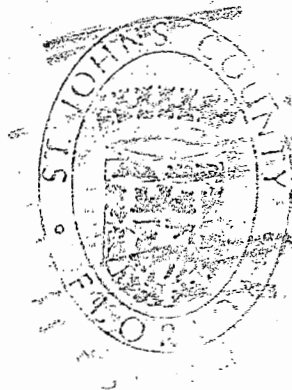


EXHIBIT A
2025 Future Land Use
From Rural/Silviculture
To Rural Commercial

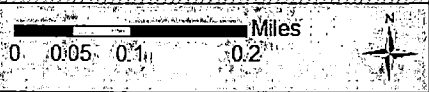
RUR/SYLV/SJRWMD

INDUSTRIAL

Subject Property

RUR/SYLV

RUR/SYLV/SJRWMD



COMPAMD: 2019000007, St Marks Campground 11/07/19

COMPAMD 2019-07

EXHIBIT B
Legal Description
St. Marks Campground CPA

August 20, 2019

LEGAL DESCRIPTION

A PORTION OF LAND BEING WITHIN A PARCEL RECORDED IN BOOK 4499 PAGE 1180, PARCEL 1A IN THE OFFICIAL RECORDS OF ST. JOHNS COUNTY RECORDS AND SITUATE IN SECTIONS 5 AND 8, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING FROM THE SOUTHWEST CORNER OF SAID SECTION 5, THENCE N 00° 23' 02" W A DISTANCE OF 18.53 FEET ALONG THE WESTERLY LINE OF SAID SECTION 5 TO THE POINT OF BEGINNING AND THE SOUTHERLY RIGHT OF WAY LINE OF INTERNATIONAL GOLF PARKWAY (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED), AND FROM SAID POINT OF BEGINNING THENCE ALONG SAID RIGHT OF WAY LINE, N 59° 05' 30" E FOR A DISTANCE OF 1329.21 FEET TO A CONSERVATION EASEMENT AS SHOWN IN A SURVEY COMPLETED BY CLARY & ASSOCIATES, PROJECT NO. T6S-808, DATED 12-6-12; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING 14 CALLS; (1) S 2° 12' 00" E FOR A DISTANCE OF 233.82 FEET; (2) S 34° 15' 01" W A DISTANCE OF 283.77 FEET; (3) S 8° 13' 30" E A DISTANCE OF 179.05 FEET; (4) N 84° 12' 31" E A DISTANCE OF 783.60 FEET; (5) S 26° 55' 22" E A DISTANCE OF 157.33 FEET; (6) S 32° 37' 30" W A DISTANCE OF 290.68 FEET; (7) S 61° 54' 38" W A DISTANCE OF 228.08 FEET; (8) S 2° 13' 40" E DISTANCE OF 275.85 FEET; (9) S 26° 19' 04" W A DISTANCE OF 627.07 FEET; (10) S 40° 01' 25" W A DISTANCE OF 518.03 FEET; (11) S 7° 26' 25" W A DISTANCE OF 567.78 FEET; (12) S 85° 33' 42" W A DISTANCE OF 721.50 FEET; (13) S 0° 23' 02" E, A DISTANCE OF 200.86 FEET; (14) S 18° 28' 09" E, A DISTANCE OF 244.64 FEET; THENCE S 58° 22' 56" W, A DISTANCE OF 102.69 FEET; THENCE N 18° 28' 09" W, A DISTANCE OF 283.91 FEET TO THE WESTERLY SECTION LINE OF SAID SECTION 5; THENCE ALONG SAID WESTERLY SECTION LINE N 0° 23' 02" W, A DISTANCE OF 2446.81 FEET TO THE POINT OF BEGINNING. CONTAINS 74.14 ACRES MORE OR LESS.

Prepared by:
Russell Flint, PLS

THE ST. AUGUSTINE RECORD
Affidavit of Publication

KAREN M TAYLOR
77 SARAGOSSA ST

SAINT AUGUSTINE, FL 32084

ACCT: 15637
AD# 0003275308-01

PO#

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

SCANNED

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 SA Legal Retail in the matter of COMPAMD 2019-07 St Marks Campground was published in said newspaper on 04/24/2020.

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.

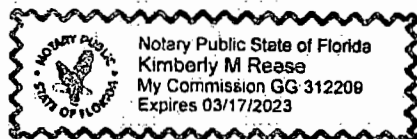
Sworn to (or affirmed) and subscribed before me by means of

physical presence or
 online notarization

this ___ day of APR 24 2020

by *M. Rhinehart* 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, 5/21/2020 at 1:30 p.m.** and the St. Johns County Board of County Commissioners on **Tuesday, 7/7/2020 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 RURAL/SILVICULTURE (R/S) TO RURAL COMMERCIAL (RC) FOR APPROXIMATELY 74.14 ACRES OF LAND LOCATED ON THE SOUTH SIDE OF INTERNATIONAL GOLF PARKWAY AND WEST OF ST. MARKS POND BOULEVARD; 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 74.14 acres and is located on South side of International Golf Parkway, west of St. Marks Pond Boulevard, 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-201900007, and is available for review in the Planning and Zoning Division of the Growth Management Department, at the Perrot 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.



In accordance with Executive Order 20-69, and St. Johns County emergency proclamation 2020-03, this meeting may be conducted remotely, under communication media technology (CMT) without a physical quorum of the members present. CMT means the electronic transmission of printed matter, audio, full motion video, frame-frame video, compressed video, and digital video by any method available. CMT being used to conduct the meeting includes Government TV (GTV), phone, and wireless microphone. Should a person wish to submit printed material, it must be submitted a minimum 5 days in advance of this meeting. Such printed documentation will be presented at the meeting.

A person may attend this CMT meeting by calling the telephone number at 904.209.1265 and viewing the meeting on [GTV or <http://www.sjcf.us/GTV/watchgtv.aspx>]. Written or physical documentation may be submitted to the St. Johns County Growth Management Department at 4040 Lewis Speedway, St. Augustine, FL 32084, or e-mail address: plandep@sjcf.us. A designated access point to this CMT meeting is located at 500 San Sebastian View.

Additional information may be obtained at:
 Mailing address: 4040 Lewis Speedway, St. Augustine, FL 32084
 Email address: plandep@sjcf.us
 Phone number: 904.209.0675

If a person decides to appeal any decision made with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and for such purpose, he or 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. Any evidence, testimony, and argument which is offered utilizing CMT shall be afforded equal consideration as if were offered in person and shall be subject to the same objections.

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 JEB S. SMITH, CHAIR
 File Number: COMPAMD-201900007, St Marks Campground

SAE0027132-0-1 0003275308 April 24, 2020



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

July 9, 2020

Honorable Brandon Patty
Clerk of Courts
St. Johns County
500 San Sebastian View
St. Augustine, Florida 32084

Attention: Yvonne King

Dear Mr. Patty:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of St. Johns Ordinance No. 2020-33, which was filed in this office on July 9, 2020.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb

FILED **JUL 09 2020**
ST. JOHNS COUNTY
CLERK OF COURT

BY: *Yvonne King*
DEPUTY CLERK