

ORDINANCE NUMBER: 2021- 69

**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 TO RURAL COMMERCIAL (RC) FOR APPROXIMATELY 20.84 ACRES OF LAND LOCATED ALONG A1A APPROXIMATELY 1.2 MILES NORTH OF THE VILANO BRIDGE; 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 Map designation from **Residential-C (Res-C)** to **Rural Commercial (RC)**, for approximately 20.83 acres of land located along A1A, approximately 1.2 mile north of the Vilano Bridge, as described 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 amendment was fully considered after public hearing pursuant to legal notice duly published as required by Law.
- (b) The amendment is consistent with the Northeast Florida Strategic Regional Policy Plan.
- (c) The amendment is consistent with the applicable sections of the St. Johns County Comprehensive Plan and the Land Development Code.
- (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 public 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.

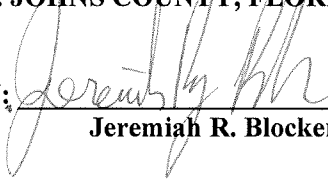
**SECTION 4.** Should any section, subsection, sentence, clause, phrase or portion of this Ordinance be held invalid or unconstitutional by any court of competent jurisdiction, such portions shall be deemed a separate, distinct and independent provision and shall not affect the validity of the remaining 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 5<sup>th</sup> DAY OF October 2021.**

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

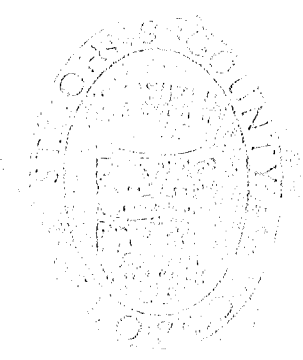
**BY:**   
**Jeremiah R. Blocker, Chair**

**ATTEST: Brandon J. Patty, Clerk of the Circuit Court and Comptroller**

**BY:**   
**Deputy Clerk**

**Rendition Date:** OCT 07 2021

**Effective Date:** NOV 05 2021



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

Atlantic Ocean

Coastal Hwy

**CONSERVATION**

**RURAL  
COMMERCIAL**

Subject Property

**PARK/RECREATION**

**CONSERVATION**

**RESIDENTIAL-C**



Miles  
0 0.0375 0.075 0.15

CPA(SS) 2021000010 Beachcomber RV Resort 08/15/2021

CPA(SS) 2021-10

**EXHIBIT 'B'**  
**LEGAL DESCRIPTION**  
**Beachcomber RV Resort**

PARCEL A  
A PORTION OF PARCEL 1

COMMENCE AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 1, SECTION 5, TOWNSHIP 7 SOUTH, RANGE 30 EAST AS SHOWN ON THE PLAT OF SURFSIDE, AS RECORDED IN MAP BOOK 4, PAGE 32 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE NORTHERLY ALONG THE EAST LINE OF SAID GOVERNMENT LOT 1, 318 FEET TO THE INTERSECTION WITH THE WEST LINE OF COASTAL HIGHWAY ALSO KNOWN AS STATE ROAD NO. A-1-A; THENCE RUN NORTH 16° 38' 35" WEST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY AND STATE ROAD A-1-A AND 33 FEET FROM THE CENTERLINE THEREOF 2,683.88 FEET TO AN ANGLE POINT; THENCE NORTH 17° 41' 46" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 582.77 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 17° 41' 46" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 227.00 FEET TO A POINT KNOWN AS REFERENCE POINT "A"; THENCE DEPARTING WESTERLY RIGHT-OF-WAY LINE SOUTH 71° 13' 05" WEST, A DISTANCE OF 599.67 FEET; THENCE NORTH 17° 38' 02" WEST, A DISTANCE OF 149.90 FEET; THENCE SOUTH 71° 11' 27" WEST, A DISTANCE OF 1,980.00 FEET (MORE OR LESS); THENCE SOUTH 19° 02' 49" EAST, A DISTANCE OF 375.88 FEET (MORE OR LESS); THENCE NORTH 71° 13' 05" EAST, 2570.62 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

TOGETHER WITH

PARCEL B

A PORTION OF LAND LYING ON THE EAST SIDE OF STATE ROAD NO. A-1-A; FOR A POINT OF REFERENCE COMMENCE AT AFOREMENTIONED REFERENCE POINT "A"; THENCE DEPARTING WESTERLY RIGHT-OF-WAY LINE NORTH 71° 13' 05" EAST, A DISTANCE OF 66.01 FEET TO A POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. A-1-A AND THE POINT OF BEGINNING; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE NORTH 71° 13' 05" EAST, A DISTANCE OF 125.05 FEET TO A POINT ON THE MEAN HIGH WATERLINE OF THE ATLANTIC OCEAN AS LOCATED AND RECORDED IN THE PUBLIC REPOSITORY OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF SURVEYING AND MAPPING AS TIDAL WATER BOUNDARY SURVEY FILE 7467; THENCE RUN ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 17° 20' 53" EAST, 63.76 FEET; COURSE NO. 2: SOUTH 17° 03' 50" EAST, 79.09 FEET; COURSE NO. 3: SOUTH 16° 25' 27" EAST, 76.80 FEET; COURSE NO. 4: SOUTH 21° 59' 00" EAST, 7.44 FEET; THENCE DEPART SAID MEAN HIGH WATER LINE SOUTH 71° 13' 05" WEST, A DISTANCE OF 122.64 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. A-1-A; THENCE NORTH 17° 41' 46" WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE THEREOF, A DISTANCE OF 227.00 FEET TO THE POINT OF BEGINNING.  
LANDS THUS DESCRIBED CONTAIN 20.84 ACRES, MORE OR LESS.

PARCEL A: 20.19 ACRES

PARCEL B: 0.65 ACRES

TOTAL: 20.84 ACRES

THE ST. AUGUSTINE RECORD  
Affidavit of Publication

KAREN M TAYLOR  
77 SARAGOSSA ST

SAINT AUGUSTINE, FL 32084

ACCT: 15637  
AD# 0003370422-01

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 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 Classified in the matter of CPA(SS) 2021-10 was published in said newspaper on 08/06/2021.

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.

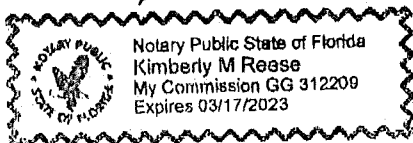
Sworn to (or affirmed) and subscribed before me by means of

physical presence or  
 online notarization

this \_\_\_\_ day of AUG 06 2021

by [Signature] who is personally known to  
me or who has produced as identification

[Signature]  
(Signature of Notary Public)



**NOTICE OF PUBLIC  
HEARING TO CONSIDER  
ADOPTION OF A  
PROPOSED SMALL SCALE  
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, 9/2/2021 at 1:30 p.m., and the St. Johns County Board of County Commissioners on Tuesday, 10/5/2021 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 approval of a proposed Small Scale 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 approve the same proposed Small Scale 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 TO RURAL COMMERCIAL (RC) FOR APPROXIMATELY 20.84 ACRES OF LAND LOCATED ALONG A1A APPROXIMATELY 1.2 MILES NORTH OF THE VILANO BRIDGE; 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 20.84 acres and is located on 3455 SR A1A, 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 CPA(SS)-202100010, 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.

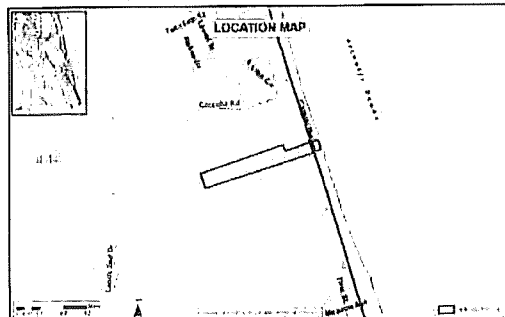
**NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS:** In accordance with the Americans with Disabilities Act, persons needing special accommodations or an interpreter to participate in this proceeding should contact the County's ADA Coordinator at (904) 209-0650 or 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

ST. JOHNS COUNTY, FLORIDA  
GREG MATOVINA, CHAIR

BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA  
JEREMIAH R. BLOCKER,  
CHAIR

File Number: CPA(SS)-2021-10, Beachcomber RV Resort



ED-0003370422-01



## FLORIDA DEPARTMENT *of* STATE

**RON DESANTIS**  
Governor

**LAUREL M. LEE**  
Secretary of State

October 7, 2021

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. 2021-69, which was filed in this office on October 7, 2021.

Sincerely,

Anya Owens  
Program Administrator

AO/lb

FILED OCT 07 2021  
ST. JOHNS COUNTY  
CLERK OF COURT  
BY: Yvonne King  
DEPUTY CLERK