

ORDINANCE NUMBER: 2024 - 52

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF OPEN RURAL (OR) TO COMMERCIAL RURAL (CR) WITH CONDITIONS; MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the development of the lands within this rezoning shall proceed in accordance with the application, dated July 11, 2024 in addition to supporting documents and statements from the applicant, **which are a part of Zoning File REZ 2024-12 4 Lakes Campground**, as approved by the Board of County Commissioners, and incorporated by reference into and made part hereof this Ordinance. In the case of conflict between the application, the supporting documents, and the below described special provisions of this Ordinance, the below described provisions shall prevail.

SECTION 1. Upon consideration of the application, supporting documents, statements from the applicant, correspondence received by the Growth Management Department, recommendation of the Planning and Zoning Agency, and comments from the staff and the general public at the public hearing, the Board of County Commissioners, finds as follows:

1. The request for rezoning has been fully considered after public hearing with legal notice duly published as required by law.
2. The rezoning to **Commercial Rural (CR) with conditions** is consistent with the Comprehensive Plan, in that:
 - (a) The rezoning is compatible and complementary to conforming adjacent land uses. (Objective A.1.3.11)
 - (b) The rezoning encourages an efficient and compact land use pattern and supports balanced growth and economic development. (Objective A.1.11)
 - (c) The proposed project is consistent with the goals, policies and objectives of the 2025 St. Johns County Comprehensive Plan.
3. The rezoning to **Commercial Rural (CR) with conditions** is consistent with the St. Johns County Land Development Code.
4. The zoning district of **Commercial Rural (CR) with conditions** is consistent with the land uses allowed in the land use designation of **Rural Commercial** as depicted on the 2025 Future Land Use Map.

SECTION 2. Pursuant to this application **File Number REZ 2024-12 4 Lakes Campground** the zoning classification of the lands described within the attached legal description, Exhibit "A", is hereby changed to **Commercial Rural (CR) with the following condition:**

1. The applicant waives any right to develop the property pursuant to the Live Local Act, Chapter 2023-17 Laws of Florida, and any subsequent amendments.

SECTION 3. To the extent that they do not conflict with the unique, specific and detailed provisions of this Ordinance, all provisions of the Land Development Code as such may be amended from time to time shall be applicable to development of property referenced herein except to the degree that development may qualify for vested rights in accordance with applicable ordinances and laws. Notwithstanding any provision of this Ordinance, no portion of any concurrency provision or impact fee ordinance, building code, Comprehensive Plan or any other non-Land Development Code ordinance or regulation shall be deemed waived or varied by any provision herein. Notwithstanding any provision of this Ordinance, no portion of any use restriction, title conditions, restriction or covenant shall be deemed waived or varied by any provision herein.

SECTION 4. 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. This Ordinance shall take effect upon the effective date of St. Johns County Small-Scale Comprehensive Plan Amendment No. CPA (SS) 2024-05, St. Johns County Ordinance No. 2024 - 51, adopted concurrently on October 15, 2024.

SECTION 6. This Ordinance shall be recorded in a book kept and maintained by the Clerk of the Board of County Commissioners of St. Johns County, Florida, in accordance with Section 125.68, Florida Statutes.

SECTION 7. Upon the effective date of this Ordinance, the zoning classification shall be recorded on the Zoning Atlas.

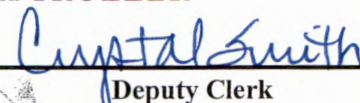
PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA THIS 15TH DAY OF OCTOBER, 2024.

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

BY: 
Sarah Arnold, Chair

Adoption Date OCT 15 2024

**ATTEST: BRANDON J. PATTY, CLERK
OF THE CIRCUIT COURT &
COMPTROLLER**

BY: 
Deputy Clerk

EFFECTIVE DATE: NOV 15 2024



EXHIBIT A
Legal Description/Survey
4 LAKES CAMPGROUND

PARCEL B

A PARCEL OF LAND SITUATED IN SECTION 6, TOWNSHIP 10 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 6; THENCE S 89°53'15" E, ALONG THE NORTH LINE OF SAID SECTION 6, A DISTANCE OF 1371.47 FEET TO THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED PARCEL; THENCE S 00°45'30" W, A DISTANCE OF 357.72 FEET; THENCE S 89°53'15" E, A DISTANCE OF 244.64 FEET; THENCE S 00°45'30" W, A DISTANCE OF 462.97 FEET; THENCE N 77°43'06" E, A DISTANCE OF 20.39 FEET; THENCE S 83°04'05" E, A DISTANCE OF 51.63 FEET; THENCE S 65°35'40" E, A DISTANCE OF 20.71 FEET; THENCE S 28°48'18" E, A DISTANCE OF 29.67 FEET; THENCE N 85°51'25" E, A DISTANCE OF 43.37 FEET; THENCE S 58°57'08" E, A DISTANCE OF 33.70 FEET; THENCE S 61°13'46" E, A DISTANCE OF 29.00 FEET; THENCE S 72°13'16" E, A DISTANCE OF 46.62 FEET; THENCE S 43°36'15" E, A DISTANCE OF 49.69 FEET; THENCE S 41°54'57" E, A DISTANCE OF 52.77 FEET; THENCE N 79°44'39" E, A DISTANCE OF 50.82 FEET; THENCE S 79°50'12" E, A DISTANCE OF 49.79 FEET; THENCE S 43°39'01" E, A DISTANCE OF 35.64 FEET; THENCE S 25°28'10" E, A DISTANCE OF 41.60 FEET; THENCE S 47°58'00" E, A DISTANCE OF 59.61 FEET; THENCE S 72°06'44" E, A DISTANCE OF 26.29 FEET; THENCE S 85°35'38" E, A DISTANCE OF 36.12 FEET; THENCE S 13°12'14" E, A DISTANCE OF 19.95 FEET; THENCE S 00°06'45" W, A DISTANCE OF 73.91 FEET TO THE NORTH LINE RIGHT OF WAY LINE OF FLAGLER ESTATES BOULEVARD, AS IT CURRENTLY EXISTS; THENCE S 89°53'15" E, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 364.45 FEET; THENCE N 21°51'35" W, A DISTANCE OF 450.88 FEET; THENCE N 03°00'10" W, A DISTANCE OF 728.79 FEET; THENCE S 89°53'15" E, A DISTANCE OF 90.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD No. 13 SOUTH, AS IT CURRENTLY EXISTS; THENCE N 29°22'56" W, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 40.21 FEET TO SAID NORTH LINE OF SECTION 6; THENCE N 89°53'15" W, ALONG NORTH LINE OF SECTION 6, A DISTANCE OF 1029.55 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2160, PAGE(S) 1758 OF SAID PUBLIC RECORDS.

THE AFOREDESCRIBED PARCEL CONTAINS 18.806 ACRES MORE OR LESS.

PARCEL B-1

LOT IN SECTION 6, TOWNSHIP 10 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 10 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA. THENCE RUN SOUTH 89 DEGREES 53 MINUTES 15 SECONDS EAST ALONG THE NORTH LINE OF SECTION 6, 1806.52 FEET TO A POINT, THENCE SOUTH 0 DEGREES 06 MINUTES 45 SECONDS EAST 60 FEET TO A 1/2" IRON ROD SET CAP #5020 AND THE POINT AND PLACE OF BEGINNING OF THIS DESCRIPTION: 1) THENCE CONTINUE SOUTH 0 DEGREES 06 MINUTES 45 SECONDS EAST 217.00 FEET TO A POINT 2) THENCE RUN SOUTH 79 DEGREES 06 MINUTES 40 SECONDS EAST 213.93 FEET TO A POINT 3) THENCE RUN NORTH 0 DEGREES 06 MINUTES 45 SECONDS WEST 257.00 FEET TO A POINT 4) THENCE RUN NORTH 89 DEGREES 53 MINUTES 15 SECONDS WEST 210.00 FEET TO THE POINT AND PLACE OF BEGINNING.

I HEREBY CERTIFY THAT THIS DOCUMENT IS A TRUE AND CORRECT COPY AS APPEARS ON RECORD IN ST. JOHNS COUNTY, FLORIDA. WITNESS MY HAND AND OFFICIAL SEAL THIS
20 DAY OF November 2024
ST. JOHNS COUNTY CLERK OF COURT
Ex-Officio Clerk of the Board of County Commissioners



By: Cristal Smith, Deputy Clerk

LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Karen Taylor
Karen M Taylor
77 Saragossa St

Saint Augustine FL 32084

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a Classified Legal CLEGL, was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

08/28/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 08/28/2024

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost:	\$328.40	
Tax Amount:	\$0.00	
Payment Cost:	\$328.40	
Order No:	10502222	# of Copies:
Customer No:	764117	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KEEGAN MORAN
Notary Public
State of Wisconsin

NOTICE OF A PROPOSED REZONING

NOTICE IS HEREBY GIVEN that a public hearing will be held on 9/19/2024 at 1:30 pm before the Planning and Zoning Agency in the St. Johns County Auditorium located at 500 San Sebastian View, St. Augustine, Florida and on 10/15/2024 at 9:00 am before the Board of County Commissioners in the St. Johns County Auditorium located at 500 San Sebastian View, St. Augustine, Florida to consider a Request to rezone approximately 19.97 acres of land from Open Rural (OR) to Commercial Rural (CR) with conditions, to allow for the expansion of the existing campground. This request is a companion application to CPA(SS) 2024-05 4 Lakes Campground.

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF OPEN RURAL (OR) TO COMMERCIAL RURAL (CR) WITH CONDITIONS; MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

The subject property is located at CR 13 S/Flagler Estates Boulevard; 9749 CR 13 South and portions of 9855 CR 13 South see attached map (Exhibit A). This file and the proposed ordinance are maintained in the Planning and Zoning Division of the Growth Management Department located at the St. Johns County Permit Center, 4040 Lewis Speedway, St. Augustine, Florida 32084 and may be inspected by interested parties prior to said public hearing. Items not heard by 6 pm shall automatically be continued until 9 am the following day, unless otherwise directed by the Board.

Interested parties may appear at the meeting and be heard with respect to the proposed ordinance.

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.

This matter is subject to court imposed quasi-judicial rules of procedure. Interested parties should limit contact with the Board of County Commissioners or the Planning and Zoning Agency members on this topic, except in compliance with Resolution 95-126, to properly noticed public hearings or to written communication, care of SJC Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, Florida, 32084.

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 St. Johns County Facilities Management, 2416 Dobbs Road, St. Augustine, FL 32086. 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
MEAGAN PERKINS, CHAIR	SARAH ARNOLD, CHAIR
FILE NUMBER: REZ-2024000012	
PROJECT NAME: 4 Lakes Campground	

LOCATION MAP

Order #: 10502222
Publish date: 8/28/2024

ED-10118471



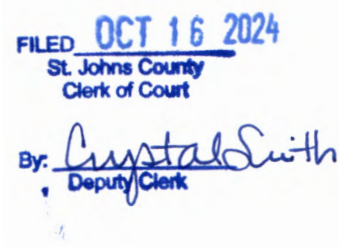
FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

October 16, 2024

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



Dear Honorable Brandon Patty,

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of St. Johns County Ordinance No. 2024-52, which was filed in this office on October 16, 2024.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

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