

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING 2015 COMPREHENSIVE PLAN, ORDINANCE NO. 2000-34, AS AMENDED, A TEXT AMENDMENT TO THE ST. JOHNS COUNTY COMPREHENSIVE PLAN TO ADD THE TOWN CENTER MIXED USE DISTRICT GOALS, OBJECTIVES AND POLICIES AND CHANGES TO GOAL A.1 OBJECTIVES A.1.11.1 and A.11.3 AND THE FUTURE LAND USE MAP DESIGNATION FROM COMMERCIAL AND RESIDENTIAL C TO TOWN CENTER MIXED USE DISTRICT FOR PROPERTY LOCATED ALONG VILANO ROAD AND SHOWN ON THE ATTACHED EXHIBIT A; 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; and,

WHEREAS, Section 163.3184, 163.3187 and 163.3189 Florida Statutes provides 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 2015 Comprehensive Plan is amended to add the Town Center Mixed Use District (TCMUD) Goal, Objective, and Policies and to change the Future Land Use Map designation from Commercial and Residential C for the Vilano Beach Town Center as shown and described on **EXHIBIT A**; based on 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 State Comprehensive Plan, the Northeast Florida Strategic Regional Policy Plan, and Rule 9J-5, Florida Administrative Code.
- (c) The amendment is consistent with applicable sections of the St. Johns County Comprehensive Plan and the St. Johns County Land Development Code.

SECTION 2. The remaining portions of the St. Johns County Comprehensive Plan, 2000-34 and the 2015 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 3. Should any section, subsection, sentence, clause, phrase, or portion of this Ordinance be held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and shall not effect the validity of the remaining portions.

SECTION 4. The amendment to the St. Johns County Comprehensive Plan shall become effective on the date the State Land Planning Agency issues a final order determining the adopted amendment to be in compliance in accordance with Section 163.3184 (9) Florida Statutes, or in the alternative and if applicable on the date the Florida Administration Commission issues a final order determining the adopted amendment to be in compliance in accordance with Section 163.3184 (10) Florida Statutes.

SECTION 5. 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 3rd DAY OF November 2004.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

BY: [Signature]
Chair

11/06/04

ATTEST: Cheryl Strickland, Clerk

BY: [Signature]
Deputy Clerk

EFFECTIVE DATE: 01/20/05

26 April, 2004

Goal A.3

To provide remediation to blighted areas and existing inefficient development patterns that inadequately address the needs of residents, and to provide for the gradual transformation of these areas into more sustainable, efficient, economically viable, attractive and self-contained patterns of development, as represented by traditional American towns and villages.

The traditional American town or village provides one of the most efficient patterns of development, and a very high quality of life for its residents. The pattern of development exhibited within traditional American towns and villages represents a template for the evaluation and successful retrofit, revitalization, and improvement of blighted areas and for areas with inefficient development patterns. In its ideal form, the traditional American town or village, include the following characteristics:

A well defined center and edge,

A hierarchy of interconnected streets, providing for small block sizes and a diversity of addresses and conditions,

Streets designed as beautiful public space, suitable for both cars and people,

A great diversity of housing types and affordability, providing a place for all the various household types that it takes to make a community,

Places of work and shopping in close proximity to where people live,

Well located civic uses, and

A variety of open spaces, including: small "shouting distance" parks close to where people live, formal greens, squares and plazas, and under the best circumstances, country side at the edge.

Design and architectural character that is at human pedestrian friendly scale and are consistent and compatible with the character of the neighborhoods they serve, and that build upon any existing historical, cultural, or natural features that help to create a sense of place.

Within the traditional American town or village, it is possible to have a high quality of life without the absolute necessity of owning a car, thereby addressing the needs of the elderly, children too young to drive, and those that may not be able to easily afford a car. Because of their compact mixed use characteristics it is possible to walk to work, to school, and to meet essential shopping needs. Further, as a direct result of their compactness traditionally planned towns and villages can easily be served by transit systems that interconnect one area

with another, thus providing access to the opportunities afforded by a much larger community. Attention to the design of public space, and the mix of uses that occur within town centers, including civic anchors, markets, and frequently used services, encourage the congregation and social interaction of residents.

Objective A.3.1

The creation of Town Center Mixed Use Districts (TCMUD) land use designation, to remediate existing development patterns and create sustainable towns, villages and neighborhoods.

The purpose of the Town Center Mixed Use District (TCMUD) land use designation is to provide for the redevelopment, revitalization and in some cases retrofit of existing developed areas into more sustainable, efficient and self-contained forms of development, as represented by the traditional American towns and villages, and characterized by a well defined and recognizable town or village mixed use center or mixed use "Main Street" Commercial District which serves as the town or village center. The establishment and revitalization of such centers is intended to provide frequently used services within close proximity to where people live, work, and play and strengthen the sense of community and place create complete communities.

The establishment of an attractive, recognizable, well defined and economically viable town or village center is critical to providing a community with an identity and sense of place, and is essential to providing the surrounding neighborhoods that make up the community with a good quality of life. The traditional town or village center congregates within a compact area and attractive format, those community services most frequently required by residents of the surrounding neighborhoods, including: neighborhood groceries, drugstores, bakeries, barber and beauty shops, book stores, banks, post office, doctor's offices, pubs and restaurants. Civic uses within the town center typically included meeting halls, play house, churches, and libraries. Traditional town and village centers often took the form of a "Main Street" and usually included a beautiful town square or green that served as a focal point and community gathering place where people would see their neighbors and hear news. The "Town Square" was typically anchored by an important civic building, and surrounded by a variety of uses.

Town centers also provide residential opportunities, in a denser and more compact format than might exist outside the center. Apartments above ground floor retail, live/work opportunities, town houses, condominiums, and apartment buildings are typical residential types within the town or village center and on the streets connecting the center to surrounding single family neighborhoods. Historically, the center always had higher densities of residential than surrounding neighborhoods, because it was viewed as the most convenient and best place to live.

The provision of Town Center Mixed Use District recognizes that large segments of the community can not drive (e.g., children and elders in the community), and others (including visitors and tourists) may not always have access to and automobile, and that the quality of life of the community is improved by providing frequently used services in an attractive form, close to where people live.

Policies:

General

A.3.1.1 St. Johns County shall evaluate its existing patterns of development and identify opportunities to remediate existing blighted areas and inefficient development patterns by the provision of Town Center Mixed Use District (TCMUD) wherever there is a sufficient local market to support neighborhood retail and services, and where establishment of such centers would improve the quality of life and sense of community in surrounding neighborhoods, improve the economic viability of the area, facilitate needed redevelopment, and/or would reduce and shorten vehicle trip lengths and impacts on roadways.

A.3.1.2 TCMUD shall only be established within existing Development Area boundaries, and for areas that conduct a community based visioning process that results in the acceptance of a Vision Plan and Conceptual Design Master Plan by the St. Johns County Board of County Commissioners.

When TCMUD's involve the retrofit or revitalization of portions of existing, established neighborhoods and communities, it is essential that the proposed plans for the retrofit or revitalization have broad based community buy-in and support.

A.3.1.3 Areas receiving a TCMUD land use designation shall not be required to be developed under the existing Planned Unit Development (PUD) requirements in Section 5.03.00 of the St. Johns County Land Development Code (LDC), providing they are determined to be consistent with all policies included under Objective A.3.1 and the applicable LDC provisions.

A.3.1.4 The TCMUD shall be formatted as a traditional small town or village "Main Street", or "Town Square", or a combination of these two models. The "Main Street" or "Town Square" form of development requires buildings to be pulled up to wide sidewalks and the street, with parking provided on-street, behind buildings, or in parking garages hidden from view, and lined by occupied space. Buildings facing the "Main Street" or

“Town Square” have predominantly ground floor retail frontages, with office or residential uses above the ground floor. Buildings form a nearly continuous frontage along the street or square face, with few if any gaps between buildings thereby creating a street space that forms an outdoor public room that is at a scale attractive and comfortable for both people and cars.

Size

- A.3.1.5** TCMUD should not be larger than 70 acres in size, unless it can be demonstrated that a larger area is necessary to meet the commercial and complimentary land use needs of residential populations that exist within 1/2 mile of the proposed district’s approximate center.

Location

- A.3.1.6** TCMUD should be located at or very near the center of the residential neighborhoods they are intended to serve, and should be interconnected to those neighborhoods by a network of walkable streets.

The TCMUD must be conveniently close to where people live, and easy to access by walking as well as by automobile.

- A.3.1.7** The Town Center Mixed Use District shall be established on a main thoroughfare serving the surrounding neighborhoods, or at a location traditionally recognized as the town or village center.

Compatibility

- A.3.1.8** The TCMUD should not be buffered or physically separated from the surrounding residential areas it serves. Compatibility with the surrounding areas shall be provided by good design, massing, screening and architectural techniques. Physical separation of the center from the areas it serves would increase the distance people would have to walk to access the district and would undermine a primary function of the district.

The variety of uses appropriate for inclusion within the TCMUD does not require physical separation from residential areas, or buffering. The TCMUD includes residential uses and is made compatible with surrounding residential areas by careful attention to design issues. The successful TCMUD should be considered an aesthetically pleasing addition that increases the value of homes that are within easy walking distance.

Separation from surrounding residential areas may occur as a result of the provision of small parks or efforts to preserve important natural areas, but separation should be avoided to the greatest extent consistent with achieving other goals and objectives.

Architecture

- A.3.1.9** TCMUD shall have a design and architectural character that is consistent and compatible with the character of the neighborhoods they serve, and that builds upon any existing historical, cultural, or natural features, that create a sense of place.

Streets, Blocks, Sidewalks, and Alleyways

- A.3.1.10** The TCMUD shall include a hierarchy of interconnected streets designed as well proportioned and aesthetically pleasing public spaces that accommodate both pedestrians and vehicles. The streets and alleyways provided should provide for good pedestrian and vehicle circulation within the District as well as between the District and surrounding neighborhoods. The network of streets and alleyways provided shall meet the following basic criteria:

- a. The District shall be well connected to the surrounding neighborhoods by multiple access points accommodating both vehicles and pedestrians.
- b. The hierarchy of new interconnected streets within the TCMUD should form blocks that predominantly have block faces between 300 and 500 feet. No new block face should ever exceed 750 feet.
- c. The hierarchy of Streets and Alleyways shall, when possible, provide a continuous network of vehicular, pedestrian and bicycle circulation.
- d. All streets shall be detailed with sidewalks, on-street parking, regularly placed street trees and pedestrian scaled lighting.
- e. Sidewalks shall be continuous within the District and shall have a minimum width of 8 feet in existing areas and 12 feet in new areas on mixed use streets, and a minimum width of 4 feet in existing areas and 5' in new areas on residential streets. Within areas intended to provide for sidewalk restaurant and café seating wider sidewalks are encouraged.
- f. Use of arcades or awning over sidewalks is encouraged within commercial areas.
- g. Alleyways, when possible, shall be provided to accommodate rear-loaded parking, municipal and utility services, and for the loading and unloading of goods.

- h. Streets shall be designed so that buildings facing the street are properly proportioned to the width of the street, forming a sense of enclosure and the feeling of an outdoor room. The proportion of building height to street width should fall within a range of 1:1 to 1:6 and should never be less than 1:6. Where building height to street width is less than 1:6, the sense of enclosure and spatial definition is lost.
- i. Buildings should be built to the front property line adjacent to sidewalks

Uses

A.3.1.11 TCMUD shall include the mix of uses necessary to address the regular needs of surrounding residential areas, and provide places of work and shopping in close proximity to where people live.

The mix of uses that are proposed for a specific TCMUD will vary depending upon an analysis of the surrounding neighborhoods proposed to be served and the identified needs of the area.

Anticipated uses within all designated TCMUD's would include: retail shopping and entertainment opportunities, office, restaurants, service and professional uses, multifamily residential, open space in the form of a town green or square, and civic uses such as meeting halls, libraries, theatres, and churches.

A.3.1.12 Retail and commercial uses permitted within the Town Center Mixed Use District shall be limited to those that: 1) can be provided on a scale and in a format required by Policy A.3.1.9, 2) provide for the regular daily needs of residents in the surrounding neighborhoods, thereby eliminating vehicle trips or reducing the length of vehicle trips, 3) are compatible with residential areas, and 4) can be provided in a manner consistent with the Vision Document and Conceptual Master Design Plan developed during the public participation vision process, and adopted by the St. John's County Board of County Commissioners.

A.3.1.13 All buildings constructed within Town Center Mixed Use District shall have a minimum ground floor, floor to ceiling height of 12 feet. Retail shall be a required ground floor use in areas designated as requiring ground floor retail in the regulatory plan for the TCMUD. In all other areas of the TCMUD, retail uses may be allowed on the ground floor, but not required.

Retail uses require higher ceilings than residential uses. A floor to floor height of 14 feet provides for the needs of small scale retail, including

space for air ducts and equipment. A floor to ceiling height of 12 feet also accommodates residential uses and provides for the reuse of buildings over time as the needs of the district change. It is noted that within historic neighborhoods where high ceilings were provided within residential structures that formerly residential buildings have been converted to restaurants and shops over time as the needs of the community change.

A.3.1.14 Office/Professional uses providing service to the surrounding neighborhoods shall be allowed throughout the Town Center Mixed Use District, above the ground floor, and as ground floor uses within mixed use office/residential buildings in those areas not required to have ground floor retail, providing the ground floor, floor to ceiling height is at least 12 feet.

A.3.1.15 Residential densities within the Small Scale Mixed Use District shall be no greater than 13 units per acre in the Mainland Area and no greater than 8 units per acre in the Coastal Area within the Town Center District boundaries. Ideally the average residential density within a radius of .25 miles of the District center should average at least 6 units per acre, which provides for single family homes on large lots to be balanced by the provision of multifamily units to meet the objective average density.

Higher Density within close proximity of businesses is needed to have viable Town Center. Higher densities support a larger the number of businesses and services for the residents in close proximity to where they live.

A.3.1.16 Multifamily Residential uses, including apartments and condominiums shall be allowed throughout the / Town Center Mixed Use District, above the ground floor, and as entirely residential buildings in those areas not required to provide ground floor retail, providing the ground floor, floor to ceiling height of at least 12 feet. Detached, single family housing shall be permitted within the TCMUD, but only in those areas designated for such use within the regulating plan.

A.3.1.17 Uses other than retail, office, residential, open space and civic may only be included with TCMUD providing the use has been specifically included as allowable within the adopted regulatory plan for the subject area, and further, to the extent authorized by sections of the St. John's County Land Development Code pertaining to the specific TCMUD.

Some uses, such as Hotel and Motel, may be appropriate within areas that have traditionally included such uses, but may not be appropriate in other locations. Beyond the basic retail, office, residential mix, uses should be

tailored to the needs of the surrounding neighborhoods they serve, and geared toward balancing deficiencies.

- A.3.1.18** Architectural features such as porches, courtyards, fountains and snippets, shall be encouraged and included in building design to the extent consistent with the intent of the Master Plan and Policy A.3.1.9.

Open Space/Civic Buildings

- A.3.1.19** Provision for at least one Public Open Space in the form of a well-defined public green, square, plaza, or pavilion shall be required within TCMUD.

- A.3.1.20** At least one prominently located building site, to be used exclusively for the construction of a multi - purpose civic building that allows for a range of community based activities, meeting place, holiday socials, in-door recreational activities, and of at least 5,000 sq. ft., shall be reserved within the Town Center Proposed building locations shall have a prominent civic location, such as the termination of a vista along an important street, or anchoring and facing the required public green, square, or plaza pursuant to Policy A.3.1.19. However, when there is an existing civic structure located within a 1/2 mile radius connected to the Town Center, this shall meet this requirement. See Policy A.3.2.3.

Parking

- A.3.1.21** Parking provided within Town Center Mixed Use District shall conform to the following design criteria:
- a. All streets within the district shall provide the capability of on street parking,
 - b. All surface parking lots shall be located behind the primary building façade, and screened from street view with buildings, garden walls, and/or landscaping,
 - c. Parking structures shall be located to the interior of the block, and are to be screened on all sides facing a street by habitable uses on all floors,
 - d. Adjacent commercial properties shall be required to interconnect parking areas so that vehicles can move between lots without entering the street, and
 - e. Parking incentives shall be established in the TCMUD regulations, including, on-street shared parking credits and urban scale parking standards.

Vendors

- A.3.1.22** Vendors shall be allowed in designated areas within the Town Center with approval by the Design Review Board and appropriate permits.

Public Art

- A.3.1.23** Public Art shall be encouraged and promoted in the Town Center (i.e. wall murals, tromp l'oeil, and sculptures) for cultural purposes and to promote a sense of place. Public Art shall be reviewed and approved by the Design Review Board.

Outdoor Sales & Markets

- A.3.1.24** Outdoor sales will be allowed on sidewalks and outdoor markets in civic areas with the Design Review Board approval and appropriate permits.

Signage

- A.3.1.25** Pedestrian friendly signage on sidewalks will be encouraged.

Billboards

- A.3.1.26** Billboards will not be allowed in the TCMUD area.

Drive-throughs

- A.3.1.27** Drive-throughs will not be allowed in the TCMUD area.

Objective A.3.2

Establishment of the Vilano Beach /Town Center Mixed Use District.

The model for the creation of the Town Center Mixed Use land use designation is the Vilano Beach Town Center Project, a Waterfronts and Main Street Florida Community. This project began with a vision process accepted by the County and with technical and financial support from the Department of Community Affairs and other state, regional and federal agencies. This effort is recognized by the state as a model for sustainable growth and successful and proactive partnering between the community and government.

The Vilano Beach Town Center vision is to create a place that maintains the small beach town community character through the delicate balance of the old with the new and provides a mixture of residential and commercial uses that will provide goods, services and places for a synergetic live style center for residents and visitors alike.

Until the Main Street based economic analysis is completed to determine if targeted areas for commercial and residential areas for first floor uses should be included in the Town Center Master Plan, the first floor of the Town Center area shall be Main Street (downtown). This Main Street will include a range of commercial uses, grocery store, drycleaners, hotel lobbies, professional offices, restaurants, specialty retail, and art galleries. The second and third floor will allow for commercial uses however, it will also allow for residential uses to that support the TND concept, for example, live work opportunities. Hotel Motel, including extended stay and Bed & Breakfasts, is allowed but could not exceed commercial or residential uses within the Town Center. Structures and businesses shall be built and designed to promote the character of and natural beauty of the area, i.e, scenic vistas of downtown St. Augustine, intracoastal and the Atlantic ocean, sunrises & sunsets and coastal breezes.

The community civic pavilions are envisioned to be the hub for social and cultural activities for the surrounding community and visitors and to help make these areas a lively and fun place to live and visit.

Policies:

A.3.2.1 The Vilano Beach /Town Center Mixed Use District shall be established and accommodated within the St. John's Land Development Code by the following regulatory framework:

- a. A Regulatory Plan for the Vilano Beach Town Center Mixed Use District (a graphic document that maps the location of all streets and alleys, the building types to be accommodated, and the location of any public open space and required civic sites, and
- b. Development Regulations for the Vilano Beach Town Center Mixed Use District (defining the Building Types, and for each type: Building Placement, Building Uses, Architectural Standards, Building Preservation, Sign Standards, Parking and Loading Standards, and Landscape Standards).

A.3.2.2 The Vilano Beach Town Center Mixed Use District was developed pursuant to the objectives set forth in Goal A.3 the policies included under objective A.3.1. Per the regulatory framework laid out above, and the land area included within the district, the build-out of the Vilano Beach TCMUD will not exceed:

Retail Office	33%
Residential	33% or limited to 8 units per acre
Hotel/Motel	30%
Civic	4%

A.3.2.3 The VB Town Center Mixed Use District shall be exempt from the civic space requirement listed in Policy A.3.1.20.

A.3.2.4 A Main Street Principal based Economic Analysis will be done to determine the appropriate distribution and location of on street commercial and residential uses to be incorporated into the Regulating Plan for Vilano Beach Town Center Mixed Use District and Overlay Map.

A.3.2.5 To ensure the success of the Town Center an annual evaluation will be done to determine the effectiveness of the mixture of uses proposed. If necessary, recommendations for revisions to the Regulating Plan will be developed.

Goal A. 1, Objective A.1.11.

Policy A.1.11.1 (j) Town Center Mixed Use District - as provided in Goal A.3 and Objectives 3.1 and 3.2 and related policies.

Goal A.1 Objective A.11 Policy A.1.11.3

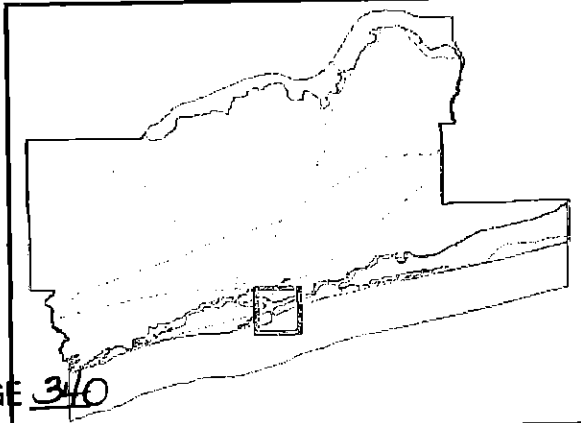
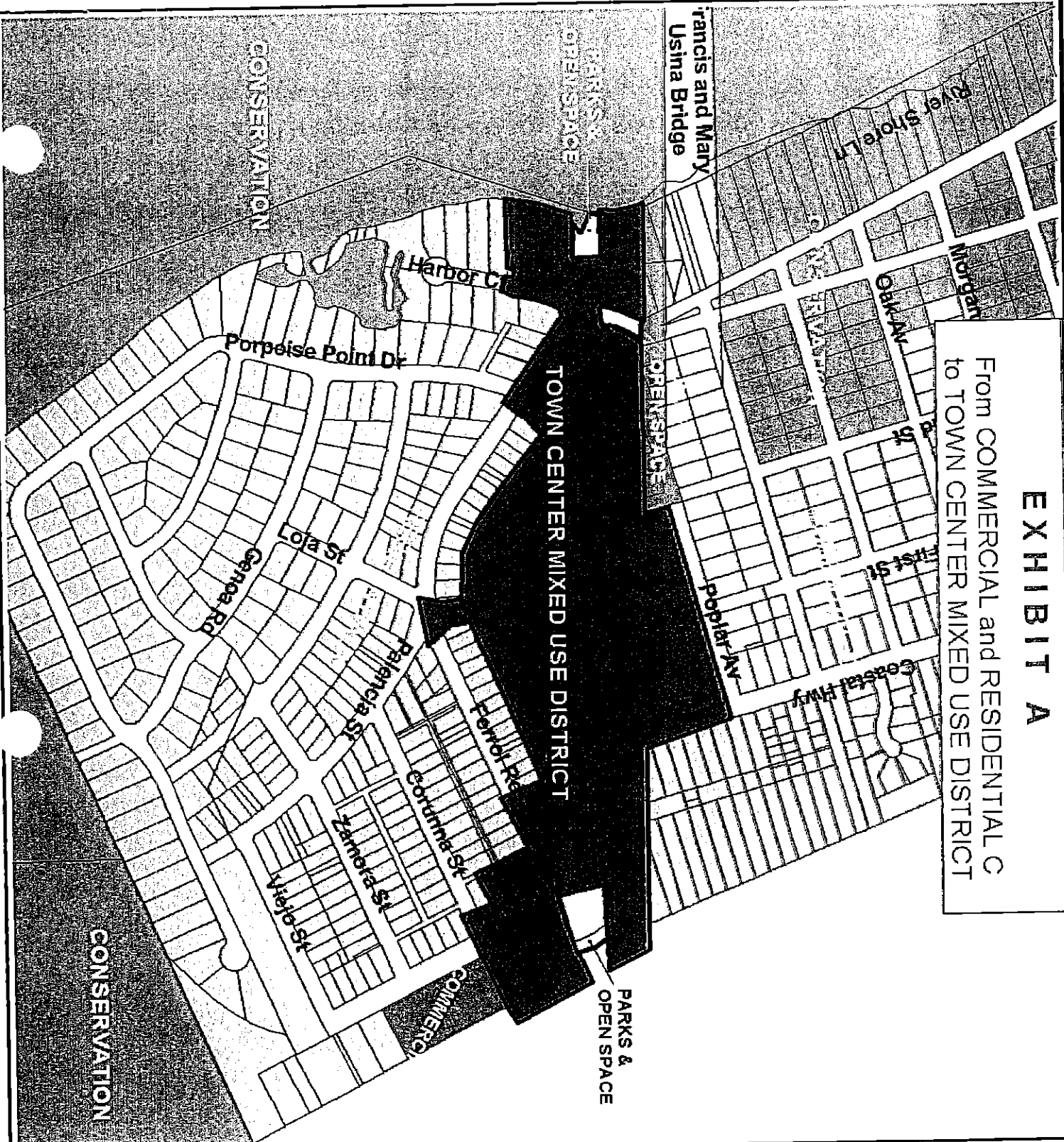
Revise Non Residential Land Use Table to add Town Center Mixed Use District and ISR of .75 and a FAR of 80% .

VILANO BEACH TOWN CENTER MIXED USE DISTRICT

THE DISTRICT IS GENERALLY DESCRIBED AS BEING BOUNDED ON THE NORTH BY THE NORTH RIGHT OF WAY LINE OF THE FRANK AND MARY USINA BRIDGE (ALSO BEING THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO. A1A,) ON THE EAST BY THE ATLANTIC OCEAN, ON THE SOUTH BY FERROL ROAD, AND ON THE WEST BY THE INTRACOASTAL WATERWAY WITH EXCEPTIONS OF RESIDENTIAL PROPERTIES AND ADDITIONS OF THE VILANO FISHING PIER. THE DISTRICT IS MORE PARTICULARLY AND SPECIFICALLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE INTERSECTION THE SOUTHERLY LINE OF BLOCK D AS SHOWN ON PLAT OF VILANO BEACH UNIT A AS RECORDED IN MAP BOOK 4, PAGE 48 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA WITH THE EASTERLY RIGHT OF WAY LINE OF ANAMHA DRIVE; THENCE WESTERLY TO THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF SAID ANAMHA DRIVE WITH THE SOUTHERLY RIGHT OF WAY LINE OF CORUNNA STREET; THENCE WESTERLY, ALONG SAID SOUTHERLY LINE OF CORUNNA STREET TO IT'S INTERSECTION WITH THE SOUTHERLY PROLONGATION OF THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE OF ANAMHA DRIVE; THENCE NORTHERLY, ALONG SAID SOUTHERLY PROLONGATION AND ALONG SAID WESTERLY RIGHT OF WAY LINE TO THE SOUTHEASTERLY CORNER OF LOT 4, BLOCK 9, AFOREMENTIONED VILANO BEACH UNIT A; THENCE WESTERLY, ALONG THE SOUTHERLY LINE OF LOT 4, BLOCK 9; THENCE NORTHERLY, ALONG THE WESTERLY LINE OF LOTS 1, 2, 3, AND 4, SAID BLOCK 9; THENCE WESTERLY, ALONG THE SOUTHERLY LINE OF FERROL ROAD; THENCE SOUTHERLY, ALONG THE EASTERLY LINE OF ANAHMA DRIVE; THENCE WESTERLY, ALONG THE SOUTHERLY END OF ANAHMA DRIVE; THENCE WESTERLY, ALONG THE SOUTHERLY LINE OF LOT 3, BLOCK 25, AFOREMENTIONED VILANO BEACH UNIT A TO THE INTRACOASTAL WATERWAY; THENCE NORTHERLY ALONG INTRACOASTAL WATERWAY; THENCE WESTERLY, NORTHERLY, AND EASTERLY, AROUND AND INCLUDING THE VILANO BEACH FISHING PIER; THENCE NORTHERLY ALONG THE INTRACOASTAL WATERWAY TO THE NORTHERLY RIGHT OF WAY LINE OF THE FRANK AND MARY USINA BRIDGE; THENCE EASTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE AND IT'S EASTERLY PROLONGATION TO THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. A1A; THENCE SOUTHERLY, ALONG SAID EASTERLY RIGHT OF WAY LINE; THENCE EASTERLY, ALONG THE SOUTHERLY LINE OF UNIT A OF SURFSIDE AS RECORDED IN MAP BOOK 4, PAGE 32 OF SAID PUBLIC RECORDS; THENCE SOUTHERLY, ALONG THE WATERS OF THE ATLANTIC OCEAN; THENCE WESTERLY, ALONG THE SOUTHERLY LINE OF AFOREMENTIONED BLOCK D, VILANO BEACH UNIT A, TO THE POINT OF BEGINNING. LESS AND EXCEPT ALL OF BLOCKS 5 AND 6 OF VILANO BEACH UNIT A AS RECORDED IN MAP BOOK 4, PAGE 48 OF SAID PUBLIC RECORDS; LESS AND EXCEPT THAT PART OF FERROL ROAD LYING ADJACENT TO AFOREMENTIONED BLOCKS 5 AND 6; AND LESS AND EXCEPT THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 783 PAGE 755 OF SAID PUBLIC RECORDS. THE ABOVE DESCRIBED PARCEL BEING ILLUSTRATED ON THE ATTACHED SKETCH PREPARED BY THE ST. JOHNS COUNTY

EXHIBIT A

From COMMERCIAL and RESIDENTIAL C
to TOWN CENTER MIXED USE DISTRICT



Future Land Use Map



Map Prepared: Apr 14, 2004
Depicts General Project Boundary



VILANO BEACH
TOWN CENTER
COMP PLAN
AMENDMENT
ORD# 2004-87
St. Johns County
Growth Mgmt. Svcs.
Plan 1 Division

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THE ST. AUGUSTINE RECORD

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

STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **CHARLES BARRETT**
who on oath says that he is an Accounting Clerk of the St. Augustine Record,
a daily newspaper published at St. Augustine in St. Johns County, Florida:
that the attached copy of advertisement, being **DISPLAY ADVERTISEMENT**
in matter **NOTICE OF PUBLIC HEARING**
was published in said newspaper in the issues of

OCTOBER 6, 2004

Affiant further says that the St. Augustine Record is a newspaper published
at St. Augustine, in said St. Johns County, Florida, and that the said newspaper
heretofore 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, for a period of one year preceding
the first publication of the copy of advertisement; and affiant further says that
she has neither paid nor promised any person, firm or corporation any discount,
rebate, commission or refund for the purpose of securing the advertisement for
publication in the said newspaper.

Sworn to and subscribed before me this 6TH day of **OCTOBER, 2004.**

by *Charles Barrett* who is personally known to me
or who has produced PERSONALLY KNOWN as identification.

Patricia A. Bergquist

(Signature of Notary Public)



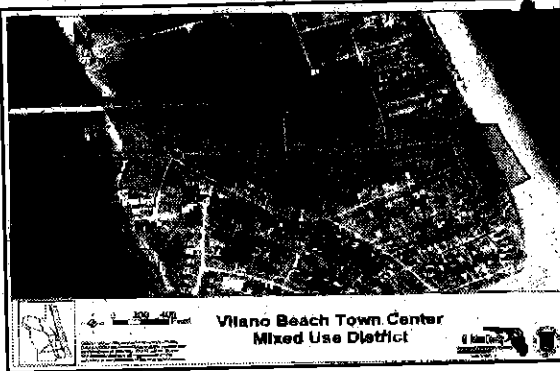
Patricia A. Bergquist
My Commission DD275991
Expires December 18, 2007

(Seal)

PATRICIA A. BERGQUIST

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA,

AMENDING 2015 COMPREHENSIVE PLAN, ORDINANCE NO. 2000-34,
AS AMENDED, TO AMEND THE TEXT TO ADD THE TOWN CENTER
MIXED USE DISTRICT FUTURE LAND USE MAP DESIGNATION TO
OBJECTIVE A.1.11, AND TO ADD GOAL A.3 THE TOWN CENTER
MIXED USE DISTRICT AND RELATED OBJECTIVES AND POLICIES,
AND TO AMEND THE FUTURE LAND USE MAP FROM RESIDENTIAL-C
AND COMMERCIAL TO TOWN CENTER MIXED USE DISTRICT FOR
THE PROPERTY LOCATED ALONG VILANO ROAD AND SHOWN ON THE
EXHIBIT; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSIS-
TENCY; SEVERABILITY; AND AN EFFECTIVE DATE.



NOTICE IS
HEREBY
GIVEN that
the St. Johns
County Plan-
ning and
Zoning
Agency at its
regular
meeting,
**Thursday,
October 21,
2004 at 1:30
p.m.**, and the
St. Johns
County Com-

missioners on **Wednesday, November 3, 2004 at 9:00 a.m.** will hold a public hearing to consider adoption of a proposed amendment to the St. Johns County 2015 Future Land Use Map. Said hearings will be held in the County Auditorium, County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida. All interested parties may appear at the public hearings to be heard regarding the proposed amendment.

A complete description is available in the St. Johns County Planning Office. See map generally depicting the location. The amendment proposes to amend the Comprehensive Plan Goals, Objectives and Policies to adopt Goal A.3 and related Objectives and policies the Town Center Mixed Use District, amend objective A.1.11 adding the Town Center Mixed Use District and amending the Future Land Use Map from Residential-C and Commercial to Town Center Mixed Use District.

It should be noted the Board of County Commissioners may consider one or more amendments to the Goals, Objectives and Policies of the 2015 Comprehensive Plan as appropriate relating to this request.

If a person decides to appeal any decision made with respect to any matter considered at the meeting or hearing, he/she will need records of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings are made, which record includes 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 ADA Coordinator, at (904) 823-2501 at the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, 32095 For hearing impaired individuals, call Florida Relay Service at 1-800-955-8770, no later than 5 days prior to the date of the hearings.

RESIDENTS, PROPERTY OWNERS AND OTHER INTERESTED INDIVIDUALS ARE ENCOURAGED TO PARTICIPATE IN THESE PROCEEDINGS AND ALL OTHER COMPREHENSIVE PLANNING PROCESSES TO THE FULLEST EXTENT POSSIBLE.

PLANNING AND ZONING AGENCY
ST. JOHNS COUNTY, FLORIDA
ROBERT TAYLOR, CHAIR

BOARD OF COUNTY COMMISSION
ST. JOHNS COUNTY, FLORIDA
KAREN STERN, CHAIR