

**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 (RES-C) TO TOWN CENTER MIXED USE DISTRICT (TCMUD) WITH A TEXT AMENDMENT LIMITING DENSITY TO THE EXISTING 4 UNITS PER ACRE OF RESIDENTIAL-C (RES-C) AND LIMITING THE PROPERTY TO ALLOW ONLY RECEIVING VILANO BEACH RESIDENTIAL EXCHANGE UNITS, FOR APPROXIMATELY 2.21 ACRES OF LAND, OF WHICH 0.13 ACRES ARE LOCATED AT 2 CORUNNA STREET AND 2.08 ACRES ARE LOCATED AT 2806 COASTAL HIGHWAY; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE.**

**WHEREAS**, Chapter 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**, Section 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 **Town Center Mixed Used District (TCMUD)** with a text amendment retaining the existing density of 4 units per acre of Residential-C (Res-C) and allowing the property to be a receiving property for Vilano Beach Residential Exchange Units with the allowable maximum density limitation of 16 units per acre, for approximately 2.21 acres of land, of which 0.13 acres are located at 2 Corunna Street and 2.08 acres of land are located at 2806 Coastal Highway, as described and shown on the attached **EXHIBIT A, and B and C**.

**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.1.1, A.1.2, A.1.2.5, A.1.3, A.1.3.7, A.1.3.11, A.1.4.5, A.1.5, A.1.11, A.1.11.1(o), A.1.11.3, A.1.15, A.1.15.2, A.3.1, A.3.2, A.3.2.2, B.1.1, B.1.1.2, B.1.1.4, B.1.2, B.1.2.5, B.1.3.3, B.1.3.5, B.1.6, B.1.6.1, B.1.6.4, B.1.6.5, D.1, D.1.1.3, D.1.2.1, D.1.2.2, D.2.1.2, D.3, D.3.2.1, D.4.2.1, E.1.2.2, E.1.3.10, E.1.3.13, E.1.3.14, E.2.2.6, E.2.2.12, and with other provisions provided during the 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.

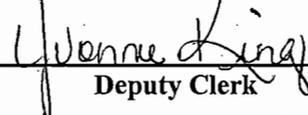
**PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 16 DAY OF June 2020.**

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

BY:   
Jeb S. Smith, Chair

Rendition Date: JUN 18 2020

ATTEST: BRANDON PATTY, Clerk

BY:   
Deputy Clerk

Effective Date: AUG 06 2020



**EXHIBIT A**  
**2025 Future Land Use**  
**From Residential-C**  
**To Town Center Mixed Use District**

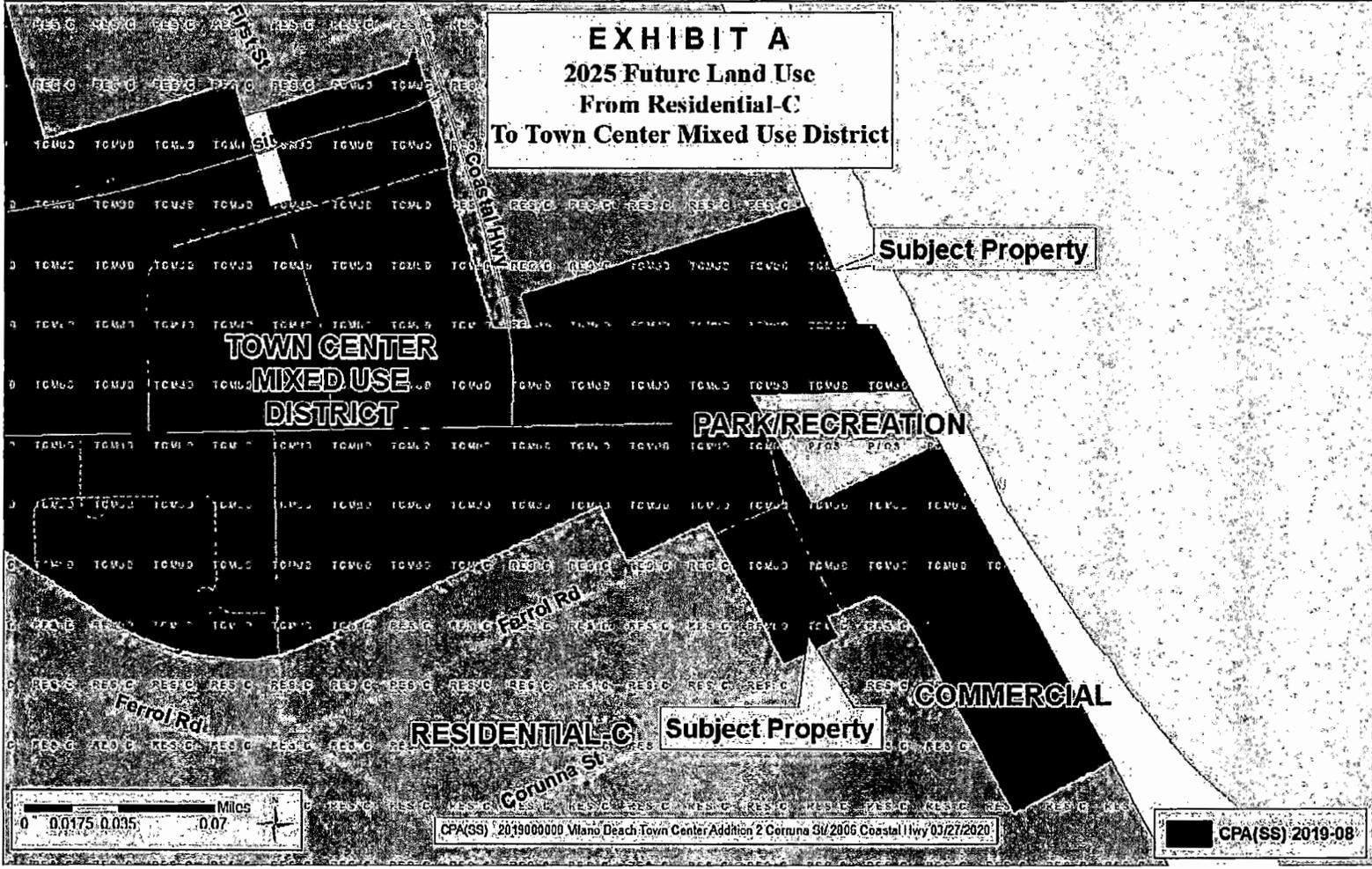




EXHIBIT B

**Legal Description**  
**Small-Scale Comprehensive Plan Application**  
**Vilano Town Center Addition**

**Exhibit 3a**

**Legal Description**

**(Exhibit A)**

**Vilano Beach Town Center Addition**

**Parcel 1: Jensen Property**

**Ocean View Parcel**  
October 31, 2019

**LEGAL DESCRIPTION**

LOT 5, BLOCK 9, VILANO BEACH UNIT A, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 4, PAGE 48, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.



**Legal Description  
Small-Scale Comprehensive Plan Application  
Vilano Town Center Addition**

**Exhibit 3b**

**Legal Description**

**(Exhibit A)**

**Vilano Beach Town Center Addition**

**Parcel 2: Arbizzani Property**

**Coastal Parcel**  
**October 31, 2019**

**LEGAL DESCRIPTION**

LOTS 11 AND 12, BLOCK "GG", AND LOTS 11, 12, 13, 14, AND 15, BLOCK "ZZ" OF SURFSIDE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 6, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; AND ALSO: A PARCEL OF LAND FORMERLY A PART OF OCEAN BOULEVARD, A PUBLIC ROAD OR STREET IN SURFSIDE SUBDIVISION, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 32, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, VACATED AND ABANDONED BY RESOLUTION ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, NOVEMBER 16, 1948, A CERTIFIED COPY OF SAME BEING RECORDED IN DEED BOOK 176, PAGE 393, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, WHICH PARCEL OF LAND IS PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER LOT 11, BLOCK "GG", OF SAID SURFSIDE SUBDIVISION; RUN THENCE EASTERLY TO THE NORTHWEST CORNER OF LOT 11, BLOCK "ZZ", OF SAID SURFSIDE SUBDIVISION; RUN THENCE SOUTHERLY ALONG THE WESTERLY LINE OF LOTS 11, 12, AND 13, OF SAID BLOCK "ZZ" TO THE SOUTHWEST CORNER OF LOT 13, OF SAID BLOCK "ZZ" RUN THENCE NORTHERLY ALONG THE EASTERLY LINE OF LOTS 11 AND 12, OF SAID BLOCK "GG", TO THE NORTHEAST CORNER OF SAID LOT 11, OF SAID BLOCK "GG" TO THE POINT OF BEGINNING.

## EXHIBIT C

### *Text Amendment for CPA(SS) 2019-08 Parcel 2: Arbizzani Property*

A.1.11.1.ee: The property known as Parcel 2: Arbizzani Property (CPA[SS] 2019-08) containing approximately 2.08 acres, as legally described in Ordinance 2020-XX, is designated Town Center Mixed Use District on the Future Land Use Map, but is limited to four (4) units per acre of residential density as provided by the Residential-C designation, and limiting the property to allow only receiving Vilano Beach Residential Exchange Units for the purposes of developing the property with more than four (4) units per acre.

THE ST. AUGUSTINE RECORD  
Affidavit of Publication

MATTHEWS DESIGN GROUP  
7 WALDO ST

SAINT AUGUSTINE, FL 32084

ACCT: 18641  
AD# 0003273071-01

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 Retail in the matter of CPA(SS)-2019000008 was published in said newspaper on 04/13/2020.

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.

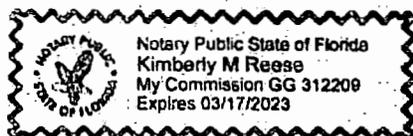
Sworn to (or affirmed) and subscribed before me by means of

physical presence or  
 online notarization

this \_\_\_\_\_ day of \_\_\_\_\_

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 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, 5/7/2020 11:30 AM and the St. Johns County Board of County Commissioners on Thursday, 5/7/2020 at 8:00 AM, 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. 2019-28, AS AMENDED, TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM RESIDENTIAL-C (RES-C) TO TOWN CENTER MIXED USE DISTRICT (TCMUD) WITH A TEXT AMENDMENT LIMITING DENSITY TO THE EXISTING 4 UNITS PER ACRE OF RESIDENTIAL-C (RES-C) AND LIMITING THE PROPERTY TO ALLOW ONLY RECREATING VILANO BEACH RESIDENTIAL EXCHANGE UNITS, FOR APPROXIMATELY 2.21 ACRES OF LAND, OF WHICH 0.13 ACRES ARE LOCATED AT 2 CORNIA STREET AND 2.08 ACRES ARE LOCATED AT 2806 COASTAL HWY; PROVIDING FOR FINDINGS OF FACT, FINDINGS OF CONSISTENCY, SEVERABILITY; AND AN EFFECTIVE DATE.

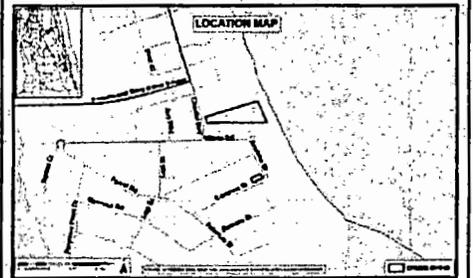
Said hearings will be held in the County Auditorium, County Administration Building, 500 San Sebastian View, St. Augustine, Florida. All interested parties may appear at the public hearings to be heard regarding any or all of the proposed amendment. Board of County Commissioners items not heard by 6pm shall automatically be continued until 9 am the following day, unless otherwise directed by the Board. The subject property includes 2.21 acres and is located on 2 Cornia Street/2806 Coastal Highway, Vilano 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 CPASS-201900008, and is available for review in the Planning and Zoning Department of the Growth Management Department, at the Permit Center, 4048 Lewis Speedway, St. Augustine, Florida and may be examined by interested parties prior to said public hearing.

Interested parties may appear at the public hearings to be heard regarding the proposed amendment.

In accordance with Executive Order 20-89, and St. Johns County emergency proclamation 2020-01, this meeting may be conducted remotely, under communication media technology (CMT) without a physical presence of the members present. CMT means the electronic transmission of printed matter, audio, full motion video, live-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 microphones. Should a person wish to submit printed material, it must be submitted a minimum 5 days in advance of the meeting. Such printed documentation will be presented at the meeting.

A person may attend this CMT meeting by calling the telephone number at 854.328.1285 and viewing the meeting on (GTV) or <http://www.sajc.com/govtv>. Written or physical documentation may be submitted to the St. Johns County Growth Management Department at 4048 Lewis Speedway, St. Augustine, FL 32084, or e-mail address: [plan@stjohns.com](mailto:plan@stjohns.com). A designated access point to this CMT meeting is located at 500 San Sebastian View.



Additional information may be obtained at:  
Mailing address: 4048 Lewis Speedway, St. Augustine, FL 32084  
Email address: [plan@stjohns.com](mailto:plan@stjohns.com)  
Phone number: 854.328.1285

If a person decides to appeal any decision made with respect to any matter considered at such meeting or hearing, he or she shall need a record of the proceedings, and for such purpose, he or she may need to arrange 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 (1-800-255-8770), 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 KOPPELHAFER, CHAIR JED B. SMITH, CHAIR  
File Number: CPASS-2019000008, Vilano Beach Town Center Addition 2 Cornia St/ 2806 Coastal Hwy  
04/03/2020 11:30 AM 0003273071 April 13, 2020

SCANNED



## FLORIDA DEPARTMENT OF STATE

**RON DESANTIS**  
Governor

**LAUREL M. LEE**  
Secretary of State

June 18, 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. 2020-27, which was filed in this office on June 18, 2020.

Sincerely,

Ernest L. Reddick  
Program Administrator

ELR/lb

FILED **JUN 18 2020**  
ST. JOHNS COUNTY  
CLERK OF COURT  
BY: Yvonne King  
DEPUTY CLERK