

ORDINANCE NUMBER: 2025 - 47

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING, MODIFYING, AND REPLACING ORDINANCE 2024-09 REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF WORKFORCE HOUSING (WH) WITH CONDITIONS TO WORKFORCE HOUSING (WH) WITH CONDITIONS MODIFYING CONDITION FOUR REGARDING CONSTRUCTION OF A ROUNDABOUT; 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 September 17, 2025 in addition to supporting documents and statements from the applicant, **which are a part of Zoning File WH 2025-01 Sebastian Oaks**, 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 **Workforce Housing (WH) 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 **Workforce Housing (WH) with conditions** is consistent with the St. Johns County Land Development Code.
4. The zoning district of **Workforce Housing (WH) with conditions** is consistent with the land uses allowed in the land use designation of Residential-B as depicted on the 2025 Future Land Use Map.

**SECTION 2.** Pursuant to this application File Number WH 2025-01 Sebastian Oaks the zoning classification of the lands described within the attached legal description, Exhibit "A",

**is hereby changed to Workforce Housing (WH) with conditions.**

**SECTION 3.** Development of the land shall be subject to the following conditions:

1. Maximum number of residential dwelling units allowed for the property described within Exhibit "A" shall be 110.
2. The maximum workforce housing price will apply for five years from the date of initial occupancy, which will be included in the required deed restriction.
3. The developer shall construct site access roadway improvements at developer's expense to include a right deceleration lane and left center turn lane subject to County review during construction plan approval. Site access improvements are not subject to impact fee credits.
4. The developer shall fully comply with the St. Johns County Proportionate Fair Share Program, to mitigate for the Concurrency Development's impacts to the project impact area, as required by Part 11.09.00 of the County's Land Development Code.

**SECTION 4.** 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 5.** This Ordinance shall take effect upon receipt by the Secretary of State.

**SECTION 6.** 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 7.** 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 8.** 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 16th DAY OF December 2025.

BOARD OF COUNTY COMMISSIONERS OF ST.  
JOHNS COUNTY, FLORIDA

Rendition Date DEC 18 2025

BY: Clay Murphy  
Clay Murphy, Chair

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

BY: Crystal Smith  
Deputy Clerk

EFFECTIVE DATE: DEC 19 2025



Exhibit "A"

LEGAL DESCRIPTION

Sebastian Oaks Workforce Housing

Parcel 1:

A parcel of land in Government Lots 9 and 16, Section 35, Township 6 South, Range 29 East and in Section 99, Township 6 South, Range 29 East, Saint Johns County, Florida, being more fully described as follows: Commencing at the Southwest corner of said Government Lot 16; thence North 00°46'26" East, on the West line of said Government Lot 16, a distance of 402.12 feet to the POINT OF BEGINNING at the Southwest corner of the herein described parcel of land; thence continuing North 00°46'26" East, on the West line of said Government Lots 16 and 9, a distance of 540.37 feet; thence South 88°56'09" East, on the South line of that land described in Deed recorded in Official Records Book 252, Page 425, Public Records of said County, 936.62 feet; thence South 1°03'51" West, on the West line of that land described in Deed recorded in Official Records Book 540, Page 8, Public Records of said County, 60.00 feet; thence South 88°56'09" East, on the South line of said land described in Official Records Book 540, Page 8, a distance of 337.07 feet to the Westerly Right-of-Way line of State Road No. S-16A (Lewis Speedway), said Right-of-Way line being 50 feet Westerly from and parallel with the centerline of said road; thence Southerly, on a curve with radius of 1,154.49 feet and concave Easterly, through a central angle 3°30'33" an arc distance of 70.71 feet to the Point of Tangency of said curve at a point of change in width of road Right-of-Way; thence North 81°21'00" East, perpendicular to the centerline of said road, 5.00 feet; thence South 8°39'00" East, on said Westerly Right-of-Way line of State Road, said Right-of-Way line being 45 feet Westerly from and parallel with the centerline of said road, 275.20 feet; thence South 85°21'19" West, on the North line of that land described in Deed recorded in Official Records Book 438, Page 796 Public Records of said County, a distance of 367.15 feet; thence South 84°57'30" West, on said North line of land described in Official Records Book 438, Page 796, a distance of 972.22 feet to the POINT OF BEGINNING.

Parcel 1A:

A parcel of land in Government Lot 16, Section 35, Township 6 South, Range 29 East and in Section 99, Township 6 South, Range 29 East, Saint Johns County, Florida, being more fully described as follows:

Start at the Southwest corner of said Government Lot 16, thence run North 00°39' East along the West line of said Government Lot 16, 201.06 feet to the POINT OF BEGINNING; thence run North 84°52'21" East, 991.63 feet; thence run North 85°21'19" East, 380.30 feet to the West Right-of-Way of State Road S-16A; thence run North 08°39' West along said Right-of-Way, 200.49 feet; thence South 85°21'19" West, 367.15 feet; thence run South 84°52'21" West, 972.22 feet; thence run South 00°39' West, 201.06 feet to the POINT OF BEGINNING.

Parcel 2:

A parcel of land in Section 35, Township 6 South, Range 29 East, Saint Johns County, and being more fully described as follows:

Commence at the concrete monument marking the Southeast corner of said Section 35, thence South 84°52'21" West, along the South line of said Section 35, a distance of 80.28 feet to the POINT OF BEGINNING at the point where the East line of Begonia Street (Alcazar Gardens, Map Book 4, Page 36, Public Records of Saint Johns County, Florida) extended Northerly, intersects the said South line of Section 35; thence continue South 84°52'21" West, along said South line of Section 35, a distance of 930.78 feet; thence North 00°39'15" East, a distance of 201.06 feet; thence North 84°52'21" East, parallel with the said South line of Section 35, a distance of 930.78 feet; thence South 00°39'15" West, 201.06 feet to the POINT 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 12<sup>th</sup> DAY OF January 2026  
ST. JOHNS COUNTY CLERK OF COURT  
Ex-Officio Clerk of the Board of County Commissioners



By: Crystal Smith, Deputy Clerk

# LOCALiQ FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

## AFFIDAVIT OF PUBLICATION

Jennifer Gutt  
Artricia Allen  
Deputy Clerk  
500 San Sebastian View  
St. Augustine FL 32084

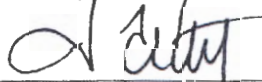
STATE OF WISCONSIN, COUNTY OF BROWN

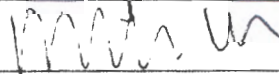
Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a , was published on the publicly accessible website of St Johns County, Florida,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

SAG St Augustine Record 10/14/2025

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 10/14/2025

  
\_\_\_\_\_  
Legal Clerk

  
\_\_\_\_\_  
Notary, State of WI, County of Brown

8-25-26

My commission expires

Publication Cost:	\$328.40	
Tax Amount:	\$0.00	
Payment Cost:	\$328.40	
Order No:	11745984	# of Copies:
Customer No:	764102	1
PO #:		

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*

MARIAH VERHAGEN  
Notary Public  
State of Wisconsin

**NOTICE OF A PROPOSED REZONING**

NOTICE IS HEREBY GIVEN that a public hearing will be held on 11/6/2025 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 12/2/2025 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 amend the conditions approved with REZ 2023-16 (Ordinance 2024-09) to eliminate the requirement to construct a roundabout at the southern intersection of Old Lewis Speedway and Lewis Speedway and replace it with a condition that the developer shall adhere to St. Johns County's standard requirement for proportionate fair share transportation mitigation, as outlined within Part 11.09.00 of the Land Development Code.

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING, MODIFYING, AND REPLACING ORDINANCE 2024-09 REGARDING THE REZONING OF LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF WORKFORCE HOUSING (WH) WITH CONDITIONS MODIFYING CONDITION FOUR REGARDING CONSTRUCTION OF A ROUNDABOUT, MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

The subject property is located at Lewis Speedway; South of Plantation Point Condo; North of New Beginnings Church See attached map (Exhibit A). This file and the proposed ordinance are insintained in the Planning and Zoning Division of the Growth Management Department located at the St. Johns County Permic 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  
ST. JOHNS COUNTY,  
FLORIDA  
MEAGAN PERKINS,  
CHAIR

BOARD OF COUNTY  
COMMISSIONERS  
ST. JOHNS COUNTY,  
FLORIDA  
KRISTA JOSEPH, CHAIR

FILE NUMBER:  
WH-2025000001  
PROJECT NAME:  
Sebastian Oaks



Location Map WH 2025-01 Sebastian Oaks



## FLORIDA DEPARTMENT OF STATE

**RON DESANTIS**  
Governor

**CORD BYRD**  
Secretary of State

December 19, 2025

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



Dear 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. 2025-47, which was filed in this office on December 19, 2025.

Sincerely,

Alexandra Leijon  
Administrative Code and Register Director

AL/dp