

ORDINANCE NUMBER: 2026 - 13

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF COMMERCIAL GENERAL (CG) TO COMMERCIAL INTENSIVE (CI); 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 11, 2025, in addition to supporting documents and statements from the applicant, **which are a part of Zoning File REZ 2025-14 Anchor Faith – Mall 2121**, 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 Intensive (CI)** 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 Intensive (CI)** is consistent with the St. Johns County Land Development Code.
4. The zoning district of **Commercial Intensive (CI)** is consistent with the land uses allowed in the land use designation of **Mixed Use District** as depicted on the 2025 Future Land Use Map.

SECTION 2. Pursuant to this application **File Number REZ 2025-14 Anchor Faith – Mall 2121**, the zoning classification of the lands described within the attached legal description, Exhibit “A”,

is hereby changed to Commercial Intensive (CI)

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

1. The applicant has waived any right to develop the property pursuant to the Live Local Act, Chapter 2023-17, Laws of Florida, and any subsequent amendments as a condition of this rezoning approval.
2. The use of Data Center shall be prohibited.

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. It is the intent of the St. Johns County Board of County Commissioners that scriveners 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 6. This Ordinance shall take effect upon receipt by the Secretary of State.

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 19th DAY OF May 2026.

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

BY: Clay Murphy

Clay Murphy, Chair

Rendition Date MAY 20 2026

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

BY: Brandon J. Patty

Deputy Clerk

EFFECTIVE DATE: MAY 21 2026

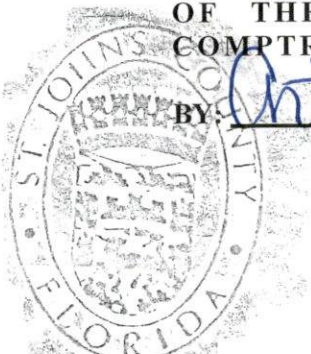


EXHIBIT A
LEGAL DESCRIPTION

NORTH PARCEL - PARCEL ID# 1350150040

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SECTION 41, TOWNSHIP 7 SOUTH, RANGE 30 EAST, WITH THE WEST LINE OF U.S. HIGHWAY NO. 1, THENCE N 1° 04' 08" W, ON SAID WEST LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF 1504.42 FEET TO THE NORTHEAST CORNER OF THAT LAND DESCRIBED IN OFFICIAL RECORDS BOOK 204, PAGE 396, PUBLIC RECORDS OF SAID COUNTY; THENCE CONTINUING N 1° 04' 08" W, ON SAID WEST LINE OF U.S. HIGHWAY NO. 1 A DISTANCE OF 604.66 FEET; THENCE S 88° 55' 52" W, 191.00 FEET TO THE POINT OF BEGINNING;

THENCE FROM SAID POINT OF BEGINNING, S 89° 03' 18" W, 318.88 FEET; THENCE, S 00° 56' 42" E, 5.39 FEET; THENCE, S 89° 05' 36" W, 337.06 FEET (BEING ALONG THE CENTERLINE PARTY WALL BETWEEN THE TWO BUILDING UNITS); THENCE, S 00° 54' 24" E, 14.39 FEET; THENCE, S 88° 23' 37" W, 127.91 FEET; THENCE, N 01° 02' 38" W, 249.71 FEET; THENCE N 88° 34' 56" E, 126.33 FEET; THENCE, S 00° 56' 42" E, 9.23 FEET; THENCE, N 89° 03' 18" E, 637.53 FEET TO THE BEGINNING OF A CURVE; THENCE ALONG A CURVE WITH AN ARC LENGTH OF 31.37 FEET, CONCAVE SOUTHWESTERLY, THROUGH AN ANGLE OF 89° 52' 35", HAVING A RADIUS OF 20.00 FEET, SUBTENDED BY A CHORD WHICH BEARS S 46° 00' 25" E, 28.25 FEET; THENCE, S 01° 04' 08" E, 200.54 FEET TO THE POINT OF BEGINNING. CONTAINS 4.09 ACRES MORE OR LESS.

SOUTH PARCEL - PARCEL ID# 1350150030

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SECTION 41, TOWNSHIP 7 SOUTH, RANGE 30 EAST, WITH THE WEST LINE OF U.S. HIGHWAY NO. 1, THENCE N 1° 04' 08" W, ON SAID WEST LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF 1504.42 FEET TO THE NORTHEAST CORNER OF THAT LAND DESCRIBED IN OFFICIAL RECORDS BOOK 204, PAGE 396, PUBLIC RECORDS OF SAID COUNTY; THENCE CONTINUING N 1° 04' 08" W, ON SAID WEST LINE OF U.S. HIGHWAY NO. 1 A DISTANCE OF 281.40 FEET; THENCE S 88° 55' 49" W, 191.00 FEET TO THE POINT OF BEGINNING;

THENCE FROM SAID POINT OF BEGINNING, S 01° 04' 08" E, 159.42 FEET TO THE BEGINNING OF A CURVE; THENCE ALONG A CURVE WITH AN ARC LENGTH OF 101.94 FEET, CONCAVE NORTHWESTERLY, THROUGH AN ANGLE OF 89° 51' 25", HAVING A RADIUS OF 65.00 FEET, SUBTENDED BY A CHORD WHICH BEARS S 43° 51' 35" W, 91.81 FEET; THENCE, S 88° 47' 18" W, 288.87 FEET; THENCE, S 68° 27' 48" W, 10.72 FEET; THENCE, S 88° 59' 49" W, 420.36 FEET; THENCE, N 01° 03' 08" W, 182.16 FEET; THENCE N 89° 05' 22" E, 519.28 FEET BEING ALONG THE CENTER LINE OF THE PARTY WALL BETWEEN THE TWO BUILDING UNITS; THENCE, N 01° 07' 25" W, 47.43 FEET; THENCE, N 88° 52' 35" E, 264.83 FEET TO THE POINT OF BEGINNING. CONTAINS 3.50 ACRES.

FRONT OF MIDDLE PARCEL - A PORTION OF PARCEL ID# 1350150000

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SECTION 41, TOWNSHIP 7 SOUTH, RANGE 30 EAST, WITH THE WEST LINE OF U.S. HIGHWAY NO. 1, THENCE N 1° 04' 09" W, ON SAID WEST LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF 1504.42 FEET TO THE NORTHEAST CORNER OF THAT LAND DESCRIBED IN OFFICIAL RECORDS BOOK 204, PAGE 396, PUBLIC RECORDS OF SAID COUNTY; THENCE CONTINUING N 1° 04' 09" W, ON SAID WEST LINE OF U.S. HIGHWAY NO. 1 A DISTANCE OF 604.66 FEET; THENCE S 88° 55' 52" W, 191.00 FEET TO THE POINT OF BEGINNING;

THENCE FROM SAID POINT OF BEGINNING, S 1° 04' 08" E, 323.27 FEET; THENCE, S 88° 52' 35" W, 264.83 FEET; THENCE N 1° 07' 31" W, 324.09 FEET; THENCE, N 89° 03' 18" E, 265.15 TO THE POINT OF BEGINNING. CONTAINS 1.97 ACRES MORE OR LESS.

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

3 DAY OF June 2024
ST. JOHNS COUNTY CLERK OF COURT
Ex-Officio Clerk of the Board of County Commissioners

By:  Deputy Clerk



USA TODAY CO.



PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

James Whitehouse
St. Johns Law Group
104 Sea Grove Main St

Saint Augustine FL 32080

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 03/12/2026

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 03/12/2026

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: 12154831

Customer No: 764102

PO #:

of Copies:

1

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 4/2/2026 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 5/19/2026 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 9.56 acres of land from Commercial General (CG) to Commercial Intensive (CI).

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF COMMERCIAL GENERAL (CG) TO COMMERCIAL INTENSIVE (CI); MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

The subject property is located at 2121 US 1 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
RICHARD HYLSENBECK, CHAIR	CLAY MURPHY, CHAIR
FILE NUMBER: REZ-2025000014	
PROJECT NAME: Anchor Faith - Mall 2121	



Location Map
REZ 2025-14
Anchor Faith - Mall 2121

Order #: 12154831
Publish date: 3/12/2026

2025000014



FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

May 21, 2026

FILED MAY 21 2026
St. Johns County
Clerk of Court
By: *Crystal Smith*
Deputy Clerk

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. 2026-13, which was filed in this office on May 21, 2026.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp