

ORDINANCE NUMBER: 2026-25

AN ORDINANCE OF ST. JOHNS COUNTY, STATE OF FLORIDA, REZONING CERTAIN LANDS OWNED BY ST. JOHNS COUNTY AND USED FOR GOVERNMENT SERVICES TO PUBLIC SERVICE (PS); REZONING APPROXIMATELY 0.21 ACRES FROM RESIDENTIAL, MOBILE HOME (RMH) TO PUBLIC SERVICE (PS); REZONING APPROXIMATELY 3.58 ACRES FROM OPEN RURAL (OR) TO PUBLIC SERVICE (PS); REZONING APPROXIMATELY 0.66 ACRES FROM INDUSTRIAL WAREHOUSE (IW) TO PUBLIC SERVICE (PS); REZONING APPROXIMATELY 2.0 ACRES FROM COMMERCIAL GENERAL (CG) TO PUBLIC SERVICE (PS); REZONING APPROXIMATELY 38.04 ACRES FROM OPEN RURAL (OR) TO PUBLIC SERVICE (PS); REZONING APPROXIMATELY 1.03 ACRES FROM RESIDENTIAL, SINGLE-FAMILY (RS-3) TO PUBLIC SERVICE (PS); REZONING APPROXIMATELY 3.34 ACRES FROM RESIDENTIAL, SINGLE-FAMILY (RS-3) TO PUBLIC SERVICE (PS); REZONING APPROXIMATELY 0.32 ACRES FROM COMMERCIAL GENERAL (CG) TO PUBLIC SERVICE (PS); REZONING APPROXIMATELY 0.62 ACRES FROM COMMERCIAL GENERAL (CG) TO PUBLIC SERVICE (PS); REZONING APPROXIMATELY 0.16 ACRES FROM RESIDENTIAL, GENERAL (RG-1) TO PUBLIC SERVICE (PS); REZONING APPROXIMATELY 0.91 ACRES FROM OPEN RURAL (OR) TO PUBLIC SERVICE (PS); 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, St. Johns County owns and operates certain lands for government purposes that are not zoned Public Service (PS); and

WHEREAS, the zoning designation of PS is the most appropriate zoning designation for the lands owned and operated by St. Johns County; and

WHEREAS, the Neighborhood Public Service uses and General Public Service uses allowed in the PS zoning designation are uses allowed in the applicable Future Land Use Designations of the subject properties in the St. Johns County Comprehensive Plan, Objective A.1.13;

WHEREAS, St. Johns County itself has initiated this rezoning of certain lands to provide consistency with the ownership, use, and zoning district designation of these lands owned and used by St. Johns County; and

WHEREAS, the development of the lands within this rezoning shall proceed in accordance with the application, dated December 8, 2025, in addition to supporting documents and statements from the applicant **which are a part of Zoning File ADMR 2026-01**, 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, 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, additionally 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 of the below described lands to **Public Service (PS)** is consistent with the Comprehensive Plan, in that:
 - (a) The rezoning is compatible and complementary to conforming adjacent land uses. (Objective A.1.4.11);
 - (b) The rezoning encourages an efficient and compact land use pattern and supports balanced growth and economic development. (Objective A.1.13);
 - (c) The proposed project is consistent with the goals, policies and objectives of the 2050 St. Johns County Comprehensive Plan.
3. The rezoning to **Public Service (PS)** is consistent with the St. Johns County Land Development Code.
4. The zone district of **Public Service (PS)** is consistent with the land uses allowed in the land use designations described below as depicted on the 2050 Future Land Use Map.

SECTION 2. The zoning classification of 0.21 acres of lands addressed at 412 Treaty Oak Lane with Parcel Identification Number(s) 011226-0213, and currently zoned Residential, Mobile Home (RMH) described within the attached legal description, **Exhibit "A"**,

is hereby changed to Public Service (PS).

SECTION 3. The zoning classification of 3.58 acres of land addressed at 900 North Main Street with Parcel Identification Number(s): 037210-0000 and currently zoned Open Rural (OR) described within the attached legal description, **Exhibit "B"**,

is hereby changed to Public Service (PS).

SECTION 4. The zoning classification of 0.66 acres of land addressed along Inman Road with Parcel Identification Number(s): 086630-0142 and currently zoned Industrial Warehousing (IW) described within the attached legal description, **Exhibit "C"**,

is hereby changed to Public Service (PS).

SECTION 5. The zoning classification of 2.0 acres of land addressed at 3575 Agricultural Center Drive with Parcel Identification Number(s): 087550-0271 and currently zoned Commercial General (CG) described within the attached legal description, **Exhibit "D"**,

is hereby changed to Public Service (PS).

SECTION 6. The zoning classification of 38.04 acres of land addressed at 2160 Water Plant Road with Parcel Identification Number(s): 101042-0010 and currently zoned Open Rural (OR) described within the attached legal description, **Exhibit “E”**,

is hereby changed to Public Service (PS).

SECTION 7. The zoning classification of 1.03 acres of land addressed at 415 Nineteenth Street with Parcel Identification Number(s): 146154-0090, and currently zoned Residential, Single-Family (RS-3) described within the attached legal description, **Exhibit “F”**,

is hereby changed to Public Service (PS).

SECTION 8. The zoning classification of 3.34 acres of land addressed at 401 Twenty-Fourth Street with Parcel Identification Number(s): 146216-0000, and currently zoned Residential, Single-Family (RS-3) described within the attached legal description, **Exhibit “G”**,

is hereby changed to Public Service (PS).

SECTION 9. The zoning classification of 0.32 acres of land addressed at 4998 A1A South with Parcel Identification Number(s): 177490-0000 and currently zoned Commercial General (CG) described within the attached legal description, **Exhibit “H”**,

is hereby changed to Public Service (PS).

SECTION 10. The zoning classification of 0.62 acres of land addressed at 4890 US Highway 1 South with Parcel Identification Number(s): 181990-0000 and currently zoned Commercial General (CG) described within the attached legal description, **Exhibit “I”**,

is hereby changed to Public Service (PS).

SECTION 11. The zoning classification of 0.16 acres of land addressed at 225 Riverside Boulevard with Parcel Identification Number(s): 182847-0050; and 182847-0060; and currently zoned Residential, General (RG-1) described within the attached legal description, **Exhibit “J”**,

is hereby changed to Public Service (PS).

SECTION 12. The zoning classification of 0.91 acres of land addressed at 8221 A1A South with Parcel Identification Number(s): 186255-0000; and currently zoned Open Rural (OR) described within the attached legal description, **Exhibit “K”**,

is hereby changed to Public Service (PS).

SECTION 13. 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 14. This Ordinance shall take effect upon receipt by the Secretary of State.

SECTION 15. 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 16. 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 4th DAY OF August 2026.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

BY: _____

Clay Murphy
Clay Murphy, Chair

Rendition Date AUG 04 2026

**ATTEST: BRANDON J. PATTY,
Clerk of the Circuit Court & Comptroller**

BY: _____

Crystal Smith
Deputy Clerk

Effective Date: AUG 06 2026



Exhibit A: Legal Description

Exhibit "A" to Deed

Tract B and E, Bartram Oaks Phase 2 as recorded in Map Book 39, Pages 20-25 of the public records of St. Johns County, Florida; AND

WASTEWATER TREATMENT PLANT LEGAL DESCRIPTION

A PART OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PART OF LOT 73, BARTRAM OAKS PHASE 3 AS RECORDED IN MAP BOOK 50, PAGES 87 THROUGH 92 OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 5; THENCE NORTH 00 DEGREES 47 MINUTES 30 SECONDS WEST, ALONG THE EAST LINE OF SAID SECTION 5, A DISTANCE OF 1326.00 FEET TO THE NORTH LINE OF SAID BARTRAM OAKS PHASE 3; THENCE SOUTH 88 DEGREES 23 MINUTES 05 SECONDS WEST, ALONG THE NORTH LINE OF SAID BARTRAM OAKS PHASE 3, A DISTANCE OF 300.97 FEET TO THE NORTHWEST CORNER OF LOT 67 OF SAID BARTRAM OAKS PHASE 3 THENCE SOUTH 45 DEGREES 08 MINUTES 19 SECONDS WEST, ALONG THE NORTHWESTERLY LINE OF LOTS 68 AND 69 OF SAID BARTRAM OAKS PHASE 3, A DISTANCE OF 120.49 FEET; THENCE SOUTH 28 DEGREES 54 MINUTES 28 SECONDS WEST, ALONG THE NORTHWESTERLY LINE OF LOT 69 OF SAID BARTRAM OAKS PHASE 3, A DISTANCE OF 80.61 FEET; THENCE SOUTH 21 DEGREES 45 MINUTES 46 SECONDS WEST, CONTINUING ALONG THE NORTHWESTERLY LINE OF LOT 69 OF SAID BARTRAM OAKS PHASE 3, A DISTANCE OF 44.70 FEET TO THE NORTHWEST CORNER OF LOT 70 OF SAID BARTRAM OAKS PHASE 3; THENCE SOUTH 33 DEGREES 47 MINUTES 09 SECONDS WEST, A DISTANCE OF 95.00 FEET TO THE NORTHWEST CORNER OF LOT 71 OF SAID BARTRAM OAKS - PHASE 3; THENCE SOUTH 48 DEGREES 02 MINUTES 11 SECONDS WEST, ALONG THE NORTHWESTERLY LINE OF SAID LOT 71, A DISTANCE OF 95.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 71; THENCE NORTH 58 DEGREES 54 MINUTES 53 SECONDS WEST, PARALLEL WITH THE NORTH LINE OF LOT 73 OF SAID BARTRAM- OAKS PHASE 3, A DISTANCE OF 90.00 FEET; THENCE SOUTH 39 DEGREES 29 MINUTES 00 SECONDS WEST, A DISTANCE OF 71.99 FEET TO A POINT ON THE WEST LINE OF SAID LOT 73; THENCE SOUTH 17 DEGREES 23 MINUTES 16 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 73, A DISTANCE OF 24.03 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF MAJESTIC OAK PARKWAY (A 40 FOOT RIGHT OF WAY), SAID POINT LYING ON A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 95.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 64.66 FEET, MAKING A CENTRAL ANGLE OF 38 DEGREES 59 MINUTES 55 SECONDS AND HAVING A CHORD BEARING OF SOUTH 88 DEGREES 28 MINUTES 59 SECONDS WEST AND A CHORD DISTANCE OF 63.42 FEET TO THE SOUTHEAST CORNER OF LOT 74 OF SAID BARTRAM OAKS PHASE 3; THENCE NORTH 17 DEGREES 23 MINUTES 16 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 74, A DISTANCE OF 65.55 FEET; THENCE NORTH 39 DEGREES 25 MINUTES 11 SECONDS WEST, ALONG THE NORTHEASTERLY LINE OF SAID LOT 74, A DISTANCE OF 137.23 FEET; THENCE NORTH 19 DEGREES 42 MINUTES 52 SECONDS EAST, A DISTANCE OF 112.46 FEET; THENCE NORTH 56 DEGREES 11 MINUTES 32 SECONDS EAST, A DISTANCE OF 125.18 FEET TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE

SOUTHEAST 1/4 OF SAID SECTION 5; THENCE NORTH 88 DEGREES 23 MINUTES 05 SECONDS EAST, ALONG LAST SAID LINE, A DISTANCE OF 376.18 FEET TO THE POINT OF BEGINNING.

ALSO DESCRIBED AS:

A PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 5, THENCE NORTH 00 DEGREES 47 MINUTES 30 SECONDS WEST, ALONG THE EAST LINE OF SAID SECTION 5, A DISTANCE OF 1,326.00 FEET; THENCE SOUTH 88 DEGREES 23 MINUTES 05 SECONDS WEST, A DISTANCE OF 300.97 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 45 DEGREES 08 MINUTES 19 SECONDS WEST, A DISTANCE OF 120.49 FEET THENCE SOUTH 28 DEGREES 54 MINUTES 28 SECONDS WEST, A DISTANCE OF 80.61 FEET; THENCE SOUTH 21 DEGREES 45 MINUTES 46 SECONDS WEST, A DISTANCE OF 77.53 FEET; THENCE SOUTH 48 DEGREES 02 MINUTES 11 SECONDS WEST, A DISTANCE OF 139.70 FEET; THENCE SOUTH 39 DEGREES 29 MINUTES 00 SECONDS WEST, A DISTANCE OF 19.62 FEET; THENCE NORTH 58 DEGREES 54 MINUTES 53 SECONDS WEST, A DISTANCE OF 110.28 FEET; THENCE SOUTH 17 DEGREES 23 MINUTES 16 SECONDS WEST, A DISTANCE OF 77.36 FEET TO A POINT LYING ON A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 95.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 64.66 FEET MAKING A CENTRAL ANGLE OF 38 DEGREES 59 MINUTES 55 SECONDS AND HAVING A CHORD BEARING OF SOUTH 88 DEGREES 28 MINUTES 59 SECONDS WEST AND A CHORD DISTANCE OF 63.42 FEET; THENCE NORTH 17 DEGREES 23 MINUTES 16 SECONDS EAST, A DISTANCE OF 65.55 FEET; NORTH 39 DEGREES 25 MINUTES 11 SECONDS WEST, A DISTANCE OF 137.23 FEET; THENCE NORTH 19 DEGREES 42 MINUTES 52 SECONDS EAST, A DISTANCE OF 112.46 FEET; NORTH 56 DEGREES 11 MINUTES 32 SECONDS EAST, A DISTANCE OF 125.18 FEET; THENCE NORTH 88 DEGREES 23 MINUTES 05 SECONDS EAST, A DISTANCE OF 376.18 FEET TO THE POINT OF BEGINNING.

Exhibit B: Legal Description

900 North Main Street

Parcel ID: 037210-0000

2-1 W300 OF S520FT OF SW1/4 OF SW1/4 OR98/364

Exhibit C: Legal Description

Inman Road

Parcel ID: 086630-0142

A part of Lot 14, GREEN ACRES-Section 1 as recorded in Map Book 6, Page 5, of the public records of St. Johns County, Florida, and being more particularly described as follows: For a Point of Beginning, commence at the Northwest corner of said Lot 14; thence South 76° 59' 50" East, along the North line of said Lot 14, a distance of 220.00 feet; thence South 13° 00' 10" West, a distance of 155.00 feet; thence North 69° 22' 16" West, a distance of 186.27 feet to an intersection with the Westerly line of said Lot 14; thence North 02° 11' 31" West, along said West line of Lot 14, a distance of 135.00 feet to the Point of Beginning. Containing 0.658 acres, more or less.

Exhibit D: Legal Description

3575 Agricultural Center Drive

Parcel ID: 087550-0271

A PARCEL OF LAND IN SECTION 7, TOWNSHIP 7 SOUTH, RANGE 29 EAST, AND A PART OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS 2040 PAGE 1548 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF INTERSTATE ROUTE 95 WITH THE CENTERLINE OF COUNTY ROAD NO. 208, AS NOW ESTABLISHED; THENCE NORTH 73°58' 27 WEST, ALONG SAID CENTERLINE OF COUNTY ROAD NO. 208, A DISTANCE OF 1516.66 FEET; THENCE SOUTH 16°01' 33 WEST A DISTANCE OF 50.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 208; THENCE CONTINUE SOUTH 16°01' 33 WEST, ALONG THE WEST RIGHT OF WAY LINE OF AGRICULTURAL CENTER DRIVE, A 100 FOOT WIDTH RIGHT OF WAY, A DISTANCE OF 926.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 16°01' 33 WEST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 213.79 FEET; THENCE NORTH 73°54' 17 WEST, ALONG THE SOUTHERLY LINE OF SAID OFFICIAL RECORDS 2040 PAGE 1548, A DISTANCE OF 407.51 FEET; THENCE NORTH 16°01' 33 EAST, ALONG THE WESTERLY LINE OF SAID OFFICIAL RECORDS 2040 PAGE 1548, A DISTANCE OF 213.79 FEET; THENCE SOUTH 73°54' 17 EAST A DISTANCE OF 407.51 FEET TO THE POINT OF BEGINNING.

Exhibit E: Legal Description

2160 Water Plant Road

Parcel ID: 101042-0010

**The E 1/2 of the Northeast 1/4 of the Southeast 1/4,
Section 30, T 7 S, R29E, St. Johns County, Florida.**

Exhibit F: Legal Description

415 Nineteenth Street

Parcel ID: 146154-0090

Lots 9 through 16, inclusive, Block 94, North Beach Subdivision, according to the Map or Plat thereof recorded in Map Book 3, Page 28 of the Public Records of St Johns County, Florida.

Exhibit G: Legal Description

401 Twenty-Fourth Street

Parcel ID: 146216-0000

All of fractional Block 116, North Beach Subdivision, according to the Map or Plat thereof recorded in Map Book 3, Page 28 of the Public Records of St Johns County, Florida.

Exhibit H: Legal Description

4998 A1A South

Parcel ID: 177490-0000

Lots 1 and 2, Block 20, Biera Mar Subdivision, as recorded in Map Book 3, page 69, of the public records of St. Johns County, Florida; EXCEPTING THEREFROM that part lying within 50 feet of the centerline of State Road A1A as now located.

Exhibit I: Legal Description

4890 US Highway 1 South

The East 330 feet of lot "O" of Moultrie Heights, according to the plat thereof, as recorded in Map Book 4, Page(s) 51, of the Public Records of St. Johns County, Florida, except any part in the right of way of U.S. Hwy No. 1. The part in the right of way being further described as follows:

Deed Book 112, Page 192

The West fifty (50) feet of Lot "O" of subdivision of Government Lot Twelve (12) Section eighteen (18), Township eight (8) South, Range thirty (30) east, according to map by Gould T. Butler, recorded in Map Book 4, Page 51, Public Records of St. Johns County; Beginning at the intersection of State Road No. 4 and County Road, thence North 81 feet; thence East 380 feet; thence South 82 feet, thence West 380 feet to Point of Beginning.

Parcel ID Number: 181990-0000

Exhibit J: Legal Description

225 Riverside Boulevard

182847-0050; and 182847-0060

A parcel of land in Section 22, Township 8 South, Range 30 East, St. Johns County, Florida, being a part of the tract described as parcel 2 in Official Record Book 219, page 879, of the Public Records of St. Johns County, also being more particularly described as follows:

Beginning at the intersection of the Northerly extension of the West line of Butler Avenue in Butler Beach Subdivision, as recorded in Map Book 6, page 22, St. Johns County records, with the South line of a County road known as Riverside Boulevard, said point of intersection also being the Northeast corner of the tract described as Parcel 2 in Official Record Book 219, page 879 of the Public Records of said County; thence along aforesaid South line of Riverside Boulevard, S 77° 58' W 40.09 feet; thence S 15° 52' E 42.68 feet; thence N 74° 08' E 40.00 feet to a point on the Northerly extension of the West line of Butler Avenue; thence along said West line extension, N 15° 52' W 40.00 feet to the point of beginning of the herein described parcel. The bearings herein are referred to the bearing (N 15° 52' W) of the West line of Butler Avenue according to plat of Butler Beach Subdivision.

State, lying and being in the County of St. Johns, State of Florida, to wit:

A parcel of land in Section 22, Township 8 South, Range 30 East, St. Johns County, Florida being more particularly described as follows:

Commence at the Southwest corner at the intersection of Riverside Boulevard and Butler Avenue; thence South 15 degrees 52 minutes 00 seconds East, along the Westerly right-of-way of Butler; 40.00 feet to the Point of Beginning; thence continue South 15 degrees 52 minutes 00 seconds East, along last mentioned right-of-way, 100.00 feet; thence South 74 degrees 08 minutes 00 seconds West, 50.00 feet; thence North 15 degrees 52 minutes 00 seconds West, 143.35 feet; to a point on the Southerly right-of-way line of Riverside Boulevard (a 60 foot right-of-way as now monumented); thence North 77 degrees 58 minutes 00 seconds East, along said right-of-way line, 10.02 feet; thence South 15 degrees 52 minutes 00 seconds East a distance of 42.68 feet; thence North 74 degrees 08 minutes 00 seconds East, 40.00 feet to the point of beginning.

66.00

Exhibit K: Legal Description

8221 A1A South

186255-0000

That part of the South 100 feet of the North 300 feet of Lot 2, Section 12, Township 9 South, Range 30 East, together with all the riparian and littoral rights and all alluvion and accretions thereto which now, heretofore or hereafter may exist, lying West of State Road 140, which is also known as U.S. Highway A1A, as presently established.

USA TODAY CO.



PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Jennifer Gutt
DEPARTMENT 4485
Sjc Utility Dept
Po Box 3006

Saint Augustine FL 32085

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 07/24/2026

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 07/24/2026

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$241.60

Tax Amount: \$0.00

Payment Cost: \$241.60

Order No: 12503361

Customer No: 765143

of Copies:

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 PUBLIC HEARING OF THE ST JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS ON ESTABLISHMENT OF ORDINANCE / REGULATION

NOTICE IS HEREBY GIVEN that a public hearing will be held to consider the enactment of the following proposed ordinance at regular meetings, as follows:

St. Johns County Board of County Commissioners
Tuesday, August 04, 2026, at 9:00 AM

The public hearing will be held in the St. Johns County Auditorium, located at 500 San Sebastian View, St. Augustine, Florida.

AN ORDINANCE OF ST. JOHNS COUNTY, STATE OF FLORIDA, REZONING CERTAIN LANDS OWNED BY ST. JOHNS COUNTY AND USED FOR GOVERNMENT SERVICES TO PUBLIC SERVICE (PS); REZONING APPROXIMATELY 0.21 ACRES FROM RESIDENTIAL, MOBILE HOME (RMH) TO PUBLIC SERVICE (PS); REZONING APPROXIMATELY 3.58 ACRES FROM OPEN RURAL (OR) TO PUBLIC SERVICE (PS); REZONING APPROXIMATELY 0.66 ACRES FROM INDUSTRIAL WAREHOUSE (IW) TO PUBLIC SERVICE (PS); REZONING APPROXIMATELY 2.0 ACRES FROM COMMERCIAL GENERAL (CG) TO PUBLIC SERVICE (PS); REZONING APPROXIMATELY 38.04 ACRES FROM OPEN RURAL (OR) TO PUBLIC SERVICE (PS); REZONING APPROXIMATELY 1.08 ACRES FROM RESIDENTIAL, SINGLE-FAMILY (RS-3) TO PUBLIC SERVICE (PS); REZONING APPROXIMATELY 3.34 ACRES FROM RESIDENTIAL, SINGLE-FAMILY (RS-3) TO PUBLIC SERVICE (PS); REZONING APPROXIMATELY 0.32 ACRES FROM COMMERCIAL GENERAL (CG) TO PUBLIC SERVICE (PS); REZONING APPROXIMATELY 0.62 ACRES FROM COMMERCIAL GENERAL (CG) TO PUBLIC SERVICE (PS); REZONING APPROXIMATELY 0.16 ACRES FROM RESIDENTIAL, GENERAL (RG-1) TO PUBLIC SERVICE (PS); REZONING APPROXIMATELY 0.91 ACRES FROM OPEN RURAL (OR) TO PUBLIC SERVICE (PS); MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

All interested parties may appear at the public hearings to be heard regarding any or all of the proposed amendment. Board of County Commissioner items not heard by 6 pm shall automatically be continued until 9 am the following day, unless otherwise directed by the Board.

The proposed ordinance is on file and is available for review in the Planning and Zoning Division of the Growth Management Department, at the Permit Center, 4040 Lewis Speedway, St. Augustine, Florida and may be examined by interested parties prior to said public hearings.

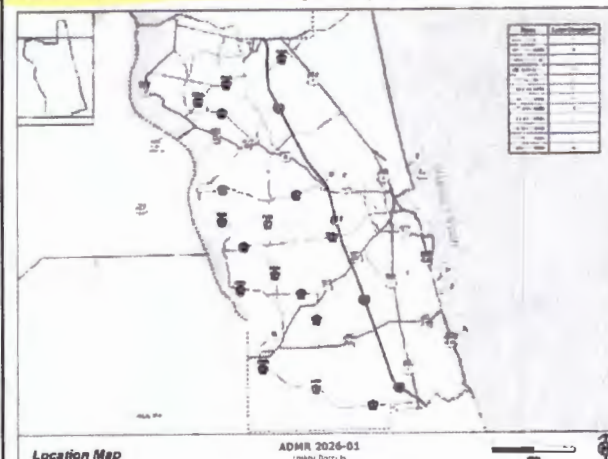
Interested parties may appear at the public hearings to be heard regarding the proposed amendment.

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.

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.

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
CLAY MURPHY, CHAIR

ADMR 2026-01 Administrative Rezoning of Utility Parcels





FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

August 6, 2026

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

FILED AUG 06 2026
St. Johns County
Clerk of Court
By: Crystal Smith
Deputy Clerk

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. 2026-25, which was filed in this office on August 6, 2026.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp