

ORDINANCE NUMBER: 2026 - 28

**AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF RESIDENTIAL, MOBILE HOME (RMH) TO COMMERCIAL WAREHOUSE (CW) WITH CONDITIONS; 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 March 30, 2026, in addition to supporting documents and statements from the applicant, which are a part of Zoning File **REZ 2026-06 STA Cabinet Depot Warehouse Showroom**, 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 Warehouse (CW) with conditions** is consistent with the Comprehensive Plan, in that:
  - (a) The rezoning is compatible and complementary to conforming adjacent land uses. (Objective A.1.4.11)
  - (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 **Commercial Warehouse (CW) with conditions** is consistent with the St. Johns County Land Development Code.
4. The zone district of **Commercial Warehouse (CW) with conditions** is consistent with the land uses allowed in the Future Land Use Map designation of Mixed Use District (MD), as depicted on the 2050 Future Land Use Map.

**SECTION 2.** Pursuant to this application File Number **REZ 2026-06 STA Cabinet Depot Warehouse Showroom** the zoning classification of the lands described within the attached legal description, Exhibit "A", is hereby changed to **Commercial Warehouse (CW) with the following conditions:**

1. Development of the site is limited to the following uses:

- General and professional offices, medical offices
- Government offices
- Mini warehousing personal property
- Office showroom
- Auto storage
- Dry storage for boats, building contractors, landscaping services, and garbage haulers
- Outdoor plant and garden supply sales
- Storage yard for outdoor equipment and machinery
- Extermination and pest control services

2. The following uses may be permitted only upon approval of a Special Use in accordance with Section 2.03.01 of the Land Development Code:

- Brewpub
- Indoor activities/adult arcade

**SECTION 3.** 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 4.** 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 5.** This Ordinance shall take effect upon receipt by the Secretary of State.

**SECTION 6.** 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 7.** 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 1<sup>ST</sup> DAY OF September 2026.**

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

BY: \_\_\_\_\_

Clay Murphy  
Clay Murphy, Chair

Rendition Date SEP 01 2026

**ATTEST: Brandon J. Patty, Clerk of the  
Circuit Court & Comptroller**

BY: \_\_\_\_\_

Crystal Smith  
Deputy Clerk

**EFFECTIVE DATE: SEP 03 2026**



## Exhibit A

110 Ronald Road, Saint Augustine FL 32095      Parcel ID 0749800090

NORTH DIXIE VILLAGE UNRECORDED, Plat of Tract A, Lot 9: A parcel of land being part of Tract "A", NORTH DIXIE VILLAGE, being parts of Sections 50, 92 and 94, Township 5 South, Range 29 East, recorded in Map Book 10, Page 15, of the Public Records of Saint Johns County, Florida, said parcel of land being more fully described as follows: Commence at the Southwest corner of Lot 27 of said NORTH DIXIE VILLAGE; thence North 73 degrees 47 minutes 30 seconds West, 76.99 feet to the Southeast corner of Tract "A" of said NORTH DIXIE VILLAGE; thence South 55 degrees 01 minutes West, 100.00 feet to the POINT OF BEGINNING; thence continue South 55 degrees 01 minutes West, 100.00 feet; thence North 31 degrees 25 minutes 30 seconds West, 99.8 feet; thence North 54 degrees 58 minutes East, 101.30 feet; thence South 30 degrees 41 minutes East, 99.97 feet to the POINT OF BEGINNING. ALSO a non-exclusive EASEMENT for INGRESS AND EGRESS over and across the parcel of land described as follows: COMMENCE at the Southwest corner of Lot 27 of NORTH DIXIE VILLAGE; thence North 73 degrees 47 minutes 30 seconds West, 76.99 feet to the File No.: Pre-110Ronald Warranty Deed Page 1 of 2 COPY BK: 6333 PG: 171 Southeast corner of Tract "A" of said NORTH DIXIE VILLAGE; thence South 55 degrees 01 minutes West, 200.0 feet to the POINT OF BEGINNING; thence continue South 55 degrees 01 minutes West, 29.74 feet; thence North 31 degrees 25 minutes 30 seconds West, 278.54 feet; thence North 21 degrees 02 minutes East, 37.55 feet; thence South 31 degrees 25 minutes 30 seconds West, 299.88 feet to the POINT OF BEGINNING. Subject to Covenants, Restrictions, Easements and Reservations of record, if any; However, this reference does not operate to reimpose same; Subject to Zoning Ordinances that may affect subject property; Subject to Taxes for the year 2025 and Subsequent Years.

106 Ronald Road, Saint Augustine FL 32095      Parcel ID 0749800050

Parcel 5: A parcel of land being a part of Tract "A," North Dixie Village, being parts of Sections 50, 92, and 94, Township 6 South, Range 29 East, recorded in Map Book 10, Page 15, Public Records of Saint Johns County, Florida, said parcel of land being more fully described as follows: COMMENCE at the Southwest corner of Lot 27 of said North Dixie Village; thence North 73°47'30" West 76.99 feet to the Southeast corner of Tract "A" of said North Dixie Village; thence South 55°01' West 200.0 feet; thence North 31°25'30" West 199.8 feet

to the POINT OF BEGINNING; thence continue North 31°25'30" West 145.19 feet; thence North 71°04' East 106.33 feet; thence South 30°41' East 115.87 feet; thence South 55°02' West 102.59 feet to the POINT OF BEGINNING.

Parcel 8 A parcel of land being a part of Tract "A," North Dixie Village, being parts of Sections 50, 92, and 94, Township 6 South, Range 29 East, recorded in Map Book 10, Page 15, Public Records of Saint Johns County, Florida, said parcel of land being more fully described as follows: COMMENCE at the Southwest corner of Lot 27 of said North Dixie Village; thence North 73°47'30" West 76.99 feet to the Southeast corner of Tract "A" of said North Dixie Village; thence South 55°01' West 200.0 feet; thence North 31°25'30" West 99.8 feet to the POINT OF BEGINNING; thence continue North 31°25'30" West 100.0 feet; thence North 55°02' East, 102.59 feet; thence South 30°41' East 99.97 feet; thence South 54°58' West 101.30 feet to the POINT OF BEGINNING.

ALSO Easement for ingress and egress for Parcels 5 and 8 over and across the parcel of land described as follows: COMMENCE at the Southwest corner of Lot 27 of North Dixie Village; thence North 73°47'30" West 76.99 feet to the Southeast corner of Tract "A" of said North Dixie Village; thence South 55°01' West 200.0 feet to the POINT OF BEGINNING; thence continue South 55°01' West 29.74 feet; thence North 31°25'30" West 278.54 feet; thence North 21°02' East 37.55 feet; thence South 31°25'30" East 299.88 feet to the POINT OF BEGINNING. Subject to Covenants, Restrictions, Easements and Reservations of File No.: 24-623-SGB Warranty Deed Page 2 of 3 COPY BK: 5943 PG: 375 record, if any; However, this reference does not operate to reimpose same; Subject to Zoning Ordinances that may affect subject property; Subject to Taxes for the year 2024 and Subsequent Years.

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  
9th DAY OF September 2026  
ST. JOHNS COUNTY CLERK OF COURT  
Ex-Officio Clerk of the Board of County Commissioners  
By: Crystal Smith, Deputy Clerk



# USA TODAY CO.



PO Box 631244 Cincinnati, OH 45263-1244

## **AFFIDAVIT OF PUBLICATION**

Dylan Jabs  
Dylan Jabs  
Dylan Jabs  
6335 Gomez RD  
St Augustine FL 32080-7662

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 07/16/2026

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 07/16/2026

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

|                   |          |              |
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| Publication Cost: | \$328.40 |              |
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**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 8/6/2026 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 9/1/2026 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 one (1) acre of land from Residential, Mobile Home (RMH) to Commercial Warehouse (CW).

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF RESIDENTIAL, MOBILE HOME (RMH) TO COMMERCIAL WAREHOUSE (CW); MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

The subject property is located at 106 & 110 Ronald Road 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  
ST. JOHNS COUNTY, FLORIDA

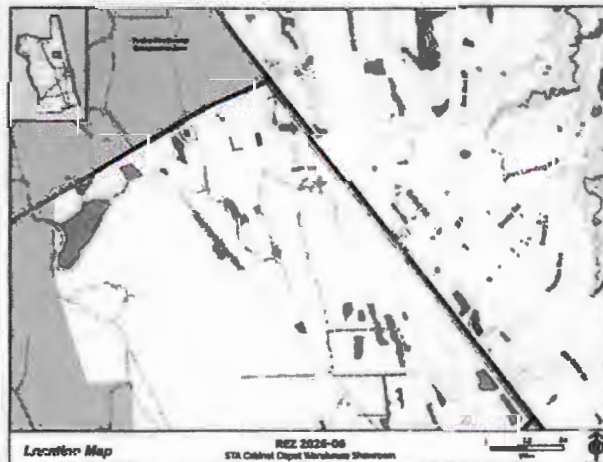
RICHARD HILSENBECK, CHAIR

FILE NUMBER: REZ-202600006

PROJECT NAME: STA Cabinet Depot Warehouse Showroom

BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA

CLAY MURPHY, CHAIR





## FLORIDA DEPARTMENT of STATE

**RON DESANTIS**  
Governor

**CORD BYRD**  
Secretary of State

September 3, 2026

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

**FILED** **SEP 03 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. 2026-28, which was filed in this office on September 3, 2026.

Sincerely,

Alexandra Leijon  
Administrative Code and Register Director

AL/dp