

RESOLUTION NO. 2020- 149

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, VACATING A PORTION OF THE 15 FOOT RIGHT-OF-WAY KNOWN AS UNOPENED ALLEYWAYS.**

**RECITALS**

**WHEREAS**, a petition has been filed by qualified land owners to vacate a portion of the 15 foot right-of-way hereinafter described; and

**WHEREAS**, this Board has heretofore passed a Resolution as required by Section 336.09, Florida Statutes, and Notice of Public Hearing has been duly published and Proof of Publication has been filed with this Board; and

**WHEREAS**; it appears that the averments of said petition are true,

**NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA**, as follows:

1. It is hereby found and determined that the action taken in paragraph #2 below is in the best interest of the public.
2. That the following described right-of-way or portions thereof to wit:

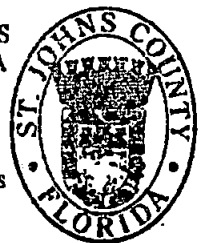
**LEGAL DESCRIPTION AS PER ATTACHED SCHEDULE "A"**

be and the same are hereby vacated, abandoned, discontinued and closed, and this Board hereby renounces and disclaims any right of the County and the Public in and to the above described right-of-way and any land in connection therewith.

3. That the notice required by Section 336.10, Florida Statutes, of the adoption of this resolution is hereby authorized to be published.

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 2 DAY OF June 20 20  
ST. JOHNS COUNTY CLERK OF COURT  
Ex-Officio Clerk of the Board of County Commissioners

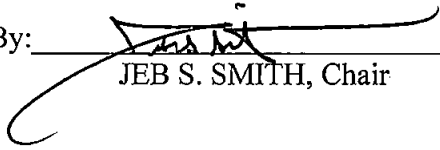
BY: Sam Halterman D.C.



4. That the applicant pays all recording costs.

Dated this Fifth day of May, 2020.

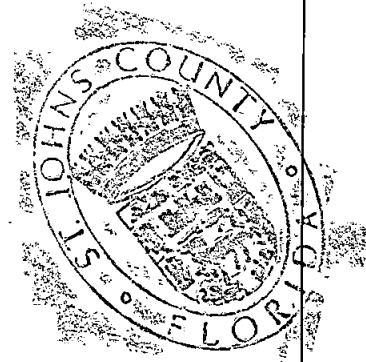
**BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA**

By:   
JEB S. SMITH, Chair

ATTEST: Brandon Patty, Clerk

By:   
Deputy Clerk

RENDITION DATE 5/7/20



## SCHEDULE A

Those certain unopened alleyways included within Block 12, Hastings Land and Improvement Subdivision, according to the map thereof recorded in Map Book 2, Page 40, of the Public Records of St. Johns County, FL, said alleys bounded by North Orange St., North Peachtree St, E Cochran Ave and E Lattin St.

THE ST. AUGUSTINE RECORD  
Affidavit of Publication

SJC GROWTH MANAGEMENT  
4040 LEWIS SPEEDWAY

SAINT AUGUSTINE, FL 32084

ACCT: 15628  
AD# 0003276105-01

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 NOTICE OF HEARING in the matter of ACM RESCHEDULED 05.05.20 was published in said newspaper on 04/24/2020.

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.

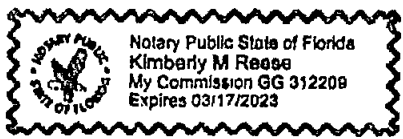
Sworn to (or affirmed) and subscribed before me by means of

physical presence or  
 online notarization

this \_\_\_\_\_ day of APR 24 2020

by Melissa Rhinehart who is personally known to me or who has produced as identification

Kimberly M Reese  
(Signature of Notary Public)



NOTICE OF A PUBLIC HEARING

NOTICE IS HEREBY GIVEN that public hearings previously scheduled for April 7, 2020 and April 21, 2020 will now be held on Tuesday, May 5, 2020 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 review the following agenda items:

- AGENDA ITEMS - Public Hearings to consider requests:
1. MAJMOD 2019-04 Robert F. Emalin Jr. Army Expansion. Location: 2308 SR 207; East of interchange of I-95 and SR 207. A request for a Major Modification to the Robert F. Emalin Army FID (Ordinance 2008-34) to allow for an additional 60,532 square feet of footage to the principal structure of the Florida Army National Guard Headquarters.
  2. FLNAPFL 2020-03 Appeal to Denial of ZVAR 2019-18 (St. Cal Road Fence Height) - Location: 2303 SR 207; East of interchange of I-95 and SR 207. A request to Appeal the Planning and Zoning Agency denial of a Zoning Variance (ZVAR 2019-18) to allow existing fencing to remain along certain portions of the property boundary exceeding the required height limitations in Residential, Single Family (RS-3) zoning.
  3. LMA 2019-03 Hastings Jail. Location: 107 E Cochran Ave Hastings, Florida 32145. This application is for a proposed County Landmark designation of the old Hastings Jail under the St. Johns County Land Development Code Section 3.01.03.
  4. PUD 2019-12-Fountainhead North at St. Johns. Location: NE quadrant of 193 and CR210, along CE Wilson Road. A request to rezone approximately 33.32 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to accommodate for up to 300 multi-family units, 120 age-restricted units, 200,000 square feet of retail, 80,000 square feet of professional and medical offices, and 30,000 square feet of outpatient surgical/clinical facilities.
  5. PUD 2019-14 Birchtop Commercial. Location: 0 SR 207. A request to rezone approximately 15.4 acres of land from Open Rural (OR) and Commercial General (CG) to Planned Unit Development (PUD) to allow for a mix of up to 300,000 square feet of commercial uses.
  6. REZ 2019-15 Stokes Industrial. Location: East side of US 1, north of Stokes Landing Road. A request to rezone approximately 6.51 acres of land from Industrial Warehousing (IW) and Open Rural (OR) to Commercial Warehouse (CW) to allow for light industrial and commercial uses.
  7. MAJMOD-2019-10 Cumberland Industrial Park PUD. Location: Southside of County Road 210, east of the Interstate 95/CR 210 Interchange. Request for a Major Modification to the Cumberland Industrial Park PUD (Ordinance 1994-32, as amended) to add commercial recreation and office/professional uses to the existing buildings located on Lot 1, Parcel B.
  8. VACFLA 2020-01 Clay Subdivision. Location: Keystone Rd. Vacate the entirety of Plat known as Clay Subdivision as recorded in Map 10 Page 82, also a portion adjacent to lots 1 through 14 of Keystone Rd, within the subdivision.
  9. VACROA 2019-04 Ancient City Construction (Road Vacation). Location: Hastings, Lot 12 Hastings Land and Improvement subdivision. North Orange St and E Cochran. The applicant owns the majority of lots within the block. The 3 other owners of homes have consented to the road vacation. The applicant intends to build homes along E Cochran. The internal alleyways are all that are being vacated. The alleyways are not cleared or improved and there is no apparent utilities or drainage in the alleyways. The applicant intends to convey the rear lots along E Lattin to E Cochran buyers, since E Lattin is also not improved. This will create larger lots for buyers and access to the rear lot for fencing and other accessory structures.

Please be advised you may attend the meeting indicated in the notice and state your opinions, or you may reply by mail to: St. Johns County Planning & Zoning Section, 4040 Lewis Speedway, St. Augustine, Florida 32084 or by e-mail to: [plandev@stjohns.com](mailto:plandev@stjohns.com). Your response will be acknowledged at said Public Hearing. In accordance with Executive Order 20-46, and St. Johns County emergency proclamation 2020-02, this meeting may be conducted remotely, under communication media technology (CMT) without a physical quorum of the members present. CMT means the electronic transmission of printed matter, audio, full motion video, free-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 microphone. Should a person wish to submit printed material, it must be submitted a minimum 8 days in advance of this meeting. Such related documentation will be presented at the meeting. A person may attend this CMT meeting by calling the telephone number at 904.209.1266 and viewing the meeting on GTV at <http://www.stjohns.com/GTV/MS> ([stjohns.com](http://stjohns.com)). Written or physical documentation may be submitted to the St. Johns County Growth Management Department at 4040 Lewis Speedway, St. Augustine, FL 32084, or e-mail address: [plandev@stjohns.com](mailto:plandev@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: 4040 Lewis Speedway, St. Augustine, FL 32084  
Email address: [plandev@stjohns.com](mailto:plandev@stjohns.com)  
Phone number: 904.209.0078

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. Any evidence, testimony, and argument which is offered without CMT shall be afforded equal consideration as if were offered in person and shall be subject to the same objections.

This file is maintained in the Planning and Zoning Section of the Growth Management Department, at the County Permit Center, 4040 Lewis Speedway, St. Augustine, Florida, and may be examined by interested parties prior to said public hearing. Interested parties may appear at the meeting and be heard with respect to the proposed application.

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 94-126, to properly noticed public hearings or to written communication, care of SJC Planning and Zoning Section, 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) 209-0630 or at the County Administration Building, 500 San Sebastian View, St. Augustine, Florida, 32084. 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  
JEB S. SMITH, CHAIR

0003276103 April 24, 2020

Date: 4/22/20  
From: SJC Planning and Zoning Section, Cheri Ng  
To: St. Augustine Record  
Phone: (904) 209-0797  
Fax: (904) 819-3559

Publish Once: ASAP  
Bill: St. Johns County - Growth Management, 4040 Lewis Speedway, St. Augustine, FL 32084 Acct#15628 PO#20201222  
Proof: Send One (1) copy to same address as billing

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2. **PLNAPPL 2020-03 Appeal to Denial of ZVAR 2019-18 (31 Cat Road Fence Height)** – Location: 2305 SR 207; East of interchange of I-95 and SR 207. A request to Appeal the Planning and Zoning Agency denial of a Zoning Variance (ZVAR 2019-18), to allow existing fencing to remain along certain portions of the property boundary exceeding the required height limitations in Residential, Single Family (RS-3) zoning.
3. **LMA 2019-05 Hastings Jail.** Location: 107 E Cochran Ave Hastings, Florida 32145. This application is for a proposed County Landmark designation of the old Hastings Jail under the St. Johns County Land Development Code Section 3.01.03.
4. **PUD 2019-13-Fountains North at St. Johns.** Location: NE quadrant of I95 and CR210, along CE Wilson Road. A request to rezone approximately 33.32 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to accommodate for up to 300 multi-family units, 120 age-restricted units, 200,000 square feet of retail, 80,000 square feet of professional and medical offices, and 30,000 square feet of outpatient surgical/clinical facilities.
5. **PUD 2019-14 Benchip Commercial.** Location: 0 SR 207. A request to rezone approximately 33.4 acres of land from Open Rural (OR) and Commercial General (CG) to Planned Unit Development (PUD) to allow for a mix of up to 500,000 square feet of commercial uses.
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Phone number: 904.209.0675

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BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA  
JEB S. SMITH, CHAIR

THE ST. AUGUSTINE RECORD  
Affidavit of Publication

MINUTES AND RECORDS  
500 SAN SEBASTIAN VIEW

SAINT AUGUSTINE, FL 32084

ACCT: 15634  
AD# 0003275782-01  
PO# 0003275782

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 **NOTICE OF HEARING** in the matter of Ancient City Construction vacation 1st ad was published in said newspaper on 04/23/2020.

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.

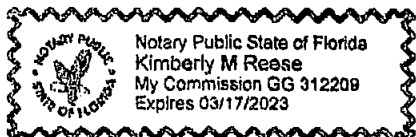
Sworn to (or affirmed) and subscribed before me by means of

physical presence or  
 online notarization

this      day of APR 23 2020

by *M. Rhinehart* who is personally known to me or who has produced as identification

*Kimberly M Reese*  
(Signature of Notary Public)

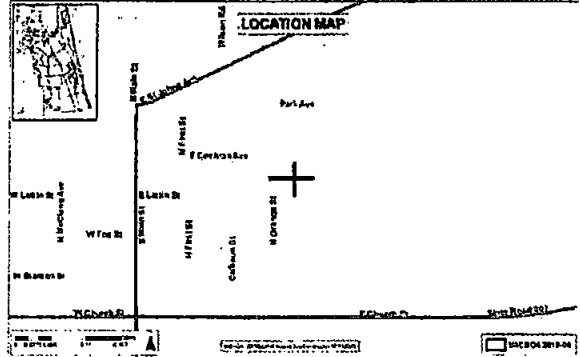


NOTICE OF PUBLIC HEARING ON  
VACATION OF CERTAIN STREETS, ALLEYS, EASEMENTS OR ROADS  
(unopened alleyways, located within Block 12,  
Hastings Land and Improvement Subdivision)

Take notice that the Board of County Commissioners of St. Johns County, Florida, upon petition of qualified land owners, will hold a public hearing on May 5, 2020 at 9:00 a.m. in the County Auditorium of the St. Johns County Administration Building, 500 San Sebastian View, St. Augustine, Florida, to consider and determine whether it will vacate that unopened alleyways, located within Block 12, Hastings Land and Improvement Subdivision (VACROA 2019-04 Ancient City Construction), described as follows:

SCHEDULE A

Those certain unopened alleyways included within Block 12, Hastings Land and Improvement Subdivision, according to the map thereof recorded in Map Book 2, Pages 48-49, of the Public Records of St. Johns County, FL, said alleys bounded by North Orange St., North Peachtree St., E. Cochran Ave. and E. Lattin St.



All parties having any interest in said matter will be afforded an opportunity to be heard at the public hearing. If a person decides to appeal any decision made by the Board of County Commissioners with respect to any matter considered at the hearing, he will 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 notice is published pursuant to the provisions of Section 336.10 Florida Statutes.

**NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS:** In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact ADA Coordinator, at (904) 209-0650 or at the County Administration Building, 500 San Sebastian View, Room #17, St. Augustine, FL 32084. For hearing impaired individuals: Florida Relay Service: 1-800-955-8770, no later than 5 days prior to the date of this hearing.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA  
BRANDON PATTY, ITS CLERK  
By: Yvonne King, Deputy Clerk

0003275782 April 23, 2020