

**4**

**AGENDA ITEM  
ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS**

*Deadline for Submission - Wednesday 9 a.m. – Thirteen Days Prior to BCC Meeting*

**5/19/2026**

**BCC MEETING DATE**

**TO:** Joy Andrews, County Administrator **DATE:** April 14, 2026

**FROM:** Trevor Steven, Planner **PHONE:** 904 209-0587

**SUBJECT OR TITLE:** REZ 2025-14 Anchor Faith - Mall 2121

**AGENDA TYPE:** Business Item, Ex Parte Communications, Ordinance, Public Hearing, Report

**BACKGROUND INFORMATION:**

Request to rezone approximately 9.56 acres of land from Commercial General (CG) to Commercial Intensive (CI), located specifically at 2121 US Highway 1 S. The Planning and Zoning Agency (PZA) heard this request at their regularly scheduled public hearing on April 2, 2026, and was recommended for approval with a vote of 7-0.

**1. IS FUNDING REQUIRED?** No **2. IF YES, INDICATE IF BUDGETED.** No  
**IF FUNDING IS REQUIRED, MANDATORY OMB REVIEW IS REQUIRED:**  
**INDICATE FUNDING SOURCE:**

**SUGGESTED MOTION/RECOMMENDATION/ACTION:**

APPROVE: Motion to enact Ordinance 2026- \_\_\_\_\_, approving REZ 2025-14 Anchor Faith - Mall 2121 based on four (4) findings of fact, as provided in the Staff Report.  
DENY: Motion to deny REZ 2025-14 Anchor Faith - Mall 2121 based on five (5) findings of fact, as provided in the Staff Report.

**For Administration Use Only:**  
**Legal:** Kealey West 4/16/2026 **OMB:** ARM 4/17/2026 **Admin:** Brad Bradley 4/22/2026



**Growth Management Department**  
Planning Division Report  
Application for Rezoning  
REZ 2025-14 Anchor Faith – Mall 2121

**To:** Board of County Commissioners

**Through:** Planning and Zoning Agency

**From:** Trevor Steven, Planner

**Date:** April 16, 2026

**Subject:** **REZ 2025-14 Anchor Faith – Mall 2121**, a request to rezone approximately 9.56 acres of land from Commercial General (CG) to Commercial Intensive (CI).

**Applicant:** James G. Whitehouse, Esq.

**Owner:** Kings Development Group, Inc

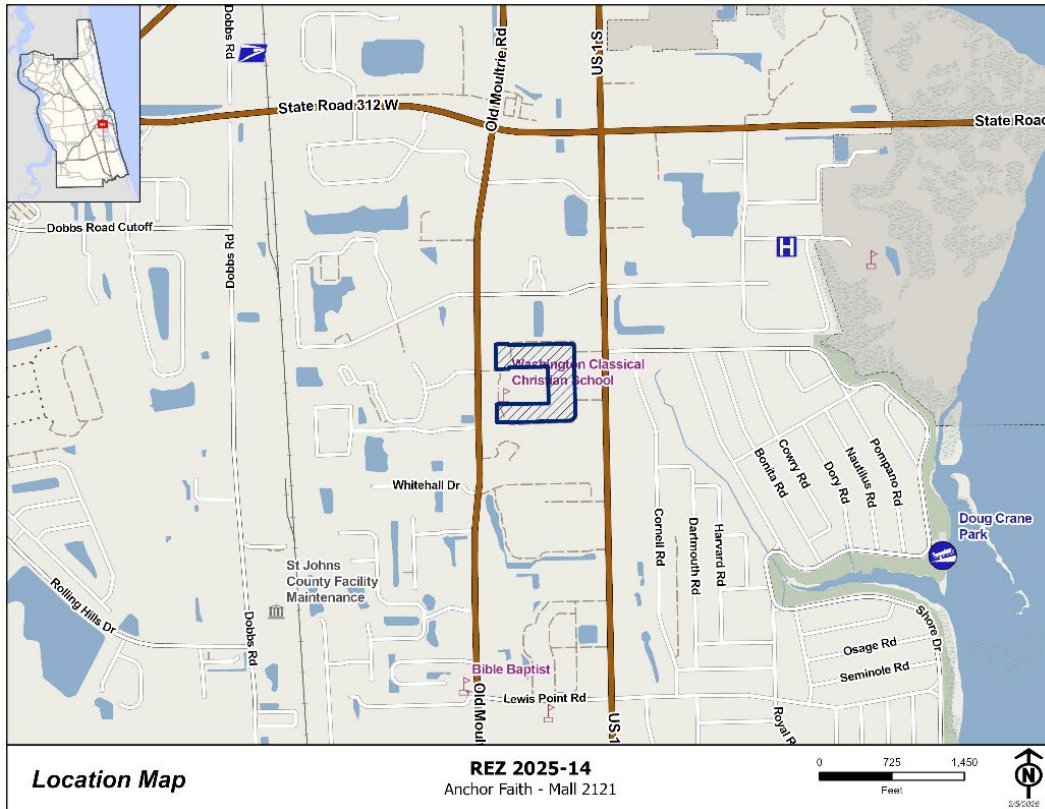
**Hearing Dates:** Planning and Zoning Agency – April 2, 2026  
Board of County Commissioners – May 19, 2026

**Commissioner District:** District 3

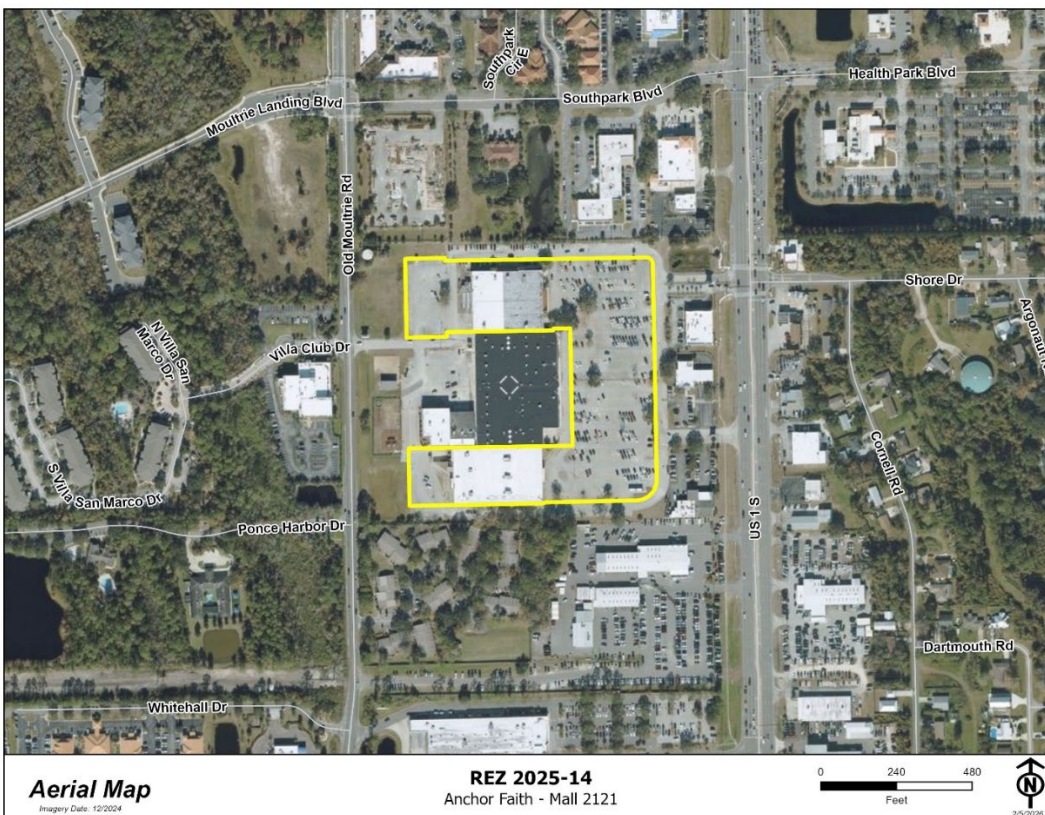
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### MAP SERIES

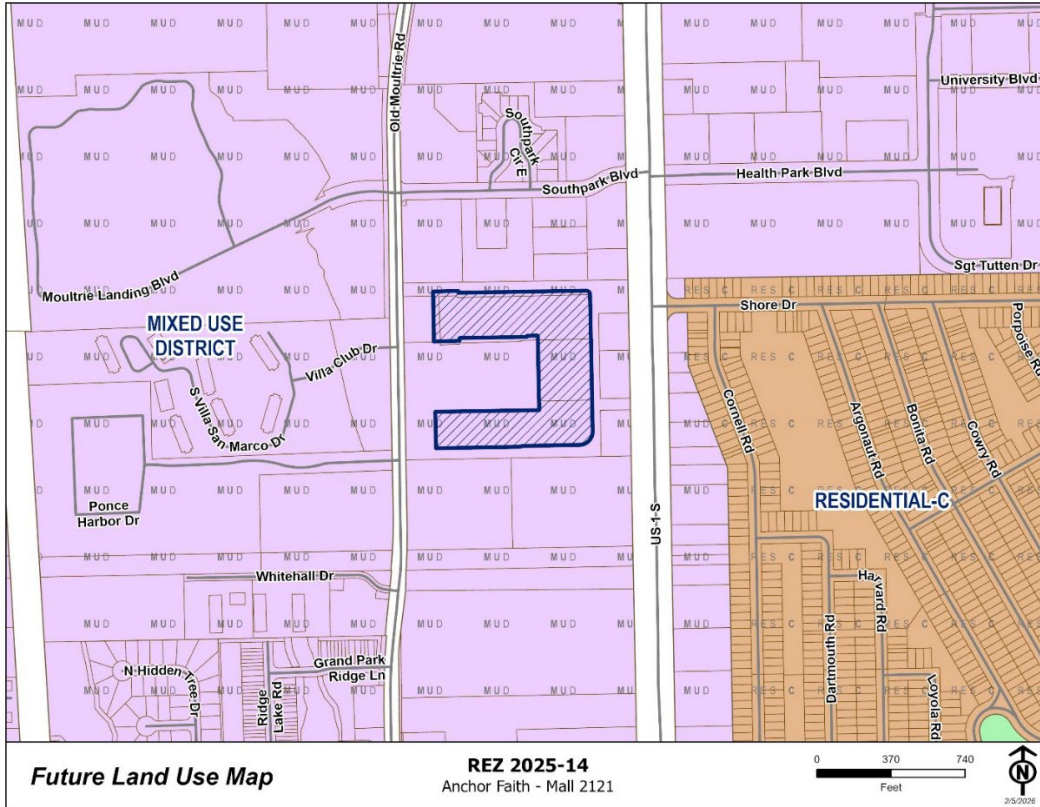
**Location:** The subject property is located between Old Moultrie Road and US 1 S and is approximately 0.5 miles south of State Road 312.



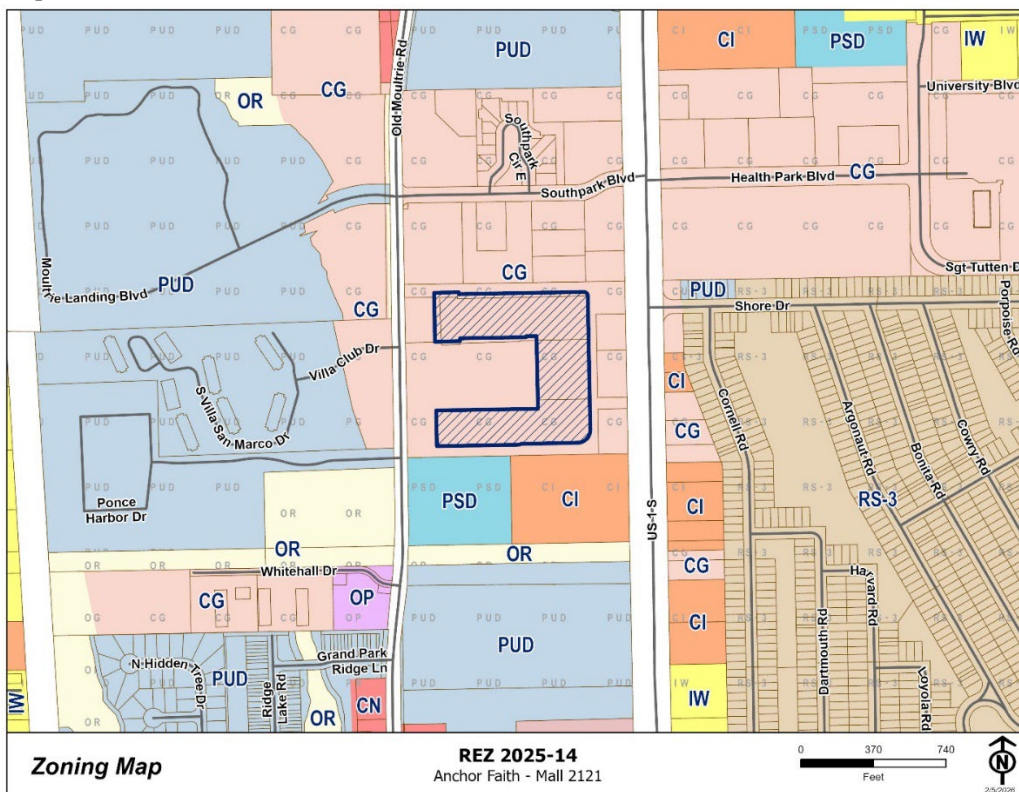
**Aerial Imagery:** The property is currently being primarily utilized as a church with associated parking, with other ancillary uses also existing within the building.



**Future Land Use:** The subject property and the surrounding areas are designated Mixed Use District. Residential-B is located further to the west.



**Zoning District:** The subject property is zoned Commercial General (CG) with a requested change to Commercial Intensive (CI). Surrounding properties have a wide variety of Zoning designations, including Commercial General (CG), Commercial Intensive (CI), Planned Special Development (PSD), and Planned Unit Development (PUD) to name a few.



## APPLICATION SUMMARY

The applicant is requesting to rezone approximately 9.56 acres of land from Commercial General (CG) to Commercial Intensive (CI). The applicant states the following within their submitted application:

*“This rezoning merely seeks to rezone the middle two parcels that are buffered from any adjoining properties by their own CG parcels that they also own, which creates a built-in buffer and planning step down in intensity. The parcel rezoning is limited their two inner parcels that will allow some temporary outside use of the parking area deemed necessary for some current use. The property is in the middle of the MIXED USE DISTRICT on the arterial federal highway and is bordered by a car dealership, restaurants, and their own properties. This request is both reasonable and compatible to the area and current uses thereon and in the area.”*

## APPLICABLE REGULATIONS

### Comprehensive Plan, Policy A.1.3.11

When a Comprehensive Plan amendment, rezoning, or development application is considered the County shall ensure compatibility of adjacent and surrounding land uses. Land uses include, but are not limited to, permitted uses, structures, and activities allowed within the land use category or implementing zoning district. Compatibility means a condition in which land uses can co-exist in relative proximity to each other in a stable fashion over time such that no use is unduly negatively impacted directly or indirectly by another use. Compatibility does not mean “the same as.” Compatibility refers to the sensitivity of development proposals in maintaining the character of existing development and environments. The compatibility of land uses is dependent on numerous characteristics that may impact adjacent or surrounding uses. These include, but are not limited to: type of use, density, intensity, height, general appearance and aesthetics, odors, noise, smoke, dust, vibration, traffic generation, sanitation, litter, drainage, fire risk, air quality, vegetation, topography, soil conditions, wildlife, aquifer recharge, surface waters, drainage, protection of Listed Species or Essential Habitat, maintenance of public infrastructure, availability of potable water, sanitary sewer, and other necessary public services and nuisances.

In order to ensure compatibility with a Comprehensive Plan amendment, the County may require the submittal of a companion rezoning application, such as a PUD, Special Use request, or other application showing development of the property. Amendments that result in unreasonable negative impacts and do not provide sufficient compatibility measures should not be approved.

A rezoning request may be approved only upon determination that the application and evidence presented establish that all the proposed permitted uses are compatible with conforming land uses located on adjacent properties.

*The Board of County Commissioners shall utilize the following criteria as applicable in the consideration of all rezoning requests.*

1. A rezoning request shall not be approved if the proposed permitted uses are determined to have an unreasonable incompatible impact on the contiguous and surrounding area in respect to sensory characteristics such as odor, noise, vibration, and lighting, as well as non-sensory characteristics such as pollution and traffic flow.
2. A rezoning request shall not be approved if the proposed traffic flow of the proposed permitted uses have an unreasonable impact on the contiguous and surrounding area or if the proposed traffic has an unreasonable impact upon the projected wear and tear of any public roadway designed to carry lighter traffic than proposed

with the rezoning or if the proposed traffic results in an unreasonable danger to the safety of other traffic, pedestrians, and bicyclists.

3. A rezoning request shall not be approved if any of the proposed permitted uses or proposed activities results in a public nuisance.
4. A rezoning shall not be approved if it results in urban sprawl determined by Chapter 163, Florida Statutes.
5. A rezoning shall not be approved if it unreasonably or unduly impacts the natural environment.
6. With respect to the foregoing, the following factors may be considered as mitigation in order to negate a possible incompatibility:
  - a. permitted uses, structures, and activities allowed within the Future Land Use designation;
  - b. building location, dimension, height, and floor area ratio;
  - c. location and extent of parking, access drives, loading areas, and service areas;
  - d. hours of operation, noise levels, and lighting;
  - e. roads, setbacks, buffers, fences, walls, landscaping, parks and open spaces, wetlands, conservation areas, drainage ponds, lakes, and other similar characteristics.

## DEPARTMENTAL REVIEW

The Planning and Zoning Division has routed this request to all appropriate reviewing departments. There are no open comments.

### **Office of the County Attorney Review:**

This application is subject to the general standards outlined in Board of County Commissioners of Brevard County v. Snyder, 627. So. 2d 468. Applicant bears the initial burden of demonstrating that the proposed rezoning is a) consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, and b) complies with the procedural requirements of the Land Development Code. The Board of County Commissioners may still deny the application if there is evidence that maintains the existing zoning serves a legitimate public purpose. A legitimate public purpose of keeping the existing zoning includes, but is not limited to, that the rezoning: produces an urban sprawl pattern of development; is spot zoning; produces an incompatibility or deviation from an established or developing logical and orderly development; produces significant adverse impact upon property values of the adjacent or nearby properties; or detracts from the character and quality of life in the neighborhood by creating excessive noise, lights, vibration, fumes, odors, dust, physical activities and other detrimental effects or nuisances, and impact on environmentally sensitive features.

Competent substantial evidence is testimony that is specific, reliable and fact-based. Examples of competent substantial evidence include, but are not limited to, factual statements concerning: the character of the neighborhood (quiet or noisy, residential or commercial, etc.); lot sizes, width, typical for the area; density of development (low density – spacious or high density crowded); building heights existing in the area (maximum, average). General statements of like or dislike, or the sheer number of persons in a petition or poll, do not by themselves constitute competent substantial evidence. Any statements that draw conclusions or opinions should be supported by evidence, expertise, experience, documentation, and testimony from competent and relevant persons and documents. Statements on a technical issue should have the speaker establish expertise in that technical field.

The record of the decision consists of all documents and exhibits submitted to the advisory board and/or the decision-making board, together with the minutes of the meeting(s) at which the application is considered. The record may include the application; staff report; photographs, plans, maps and diagrams; studies and

reports prepared by the applicant; documents presented by opposing parties; video recordings and all of the testimony presented at the evidentiary hearing(s).

**Technical Division Review:**

All future site engineering, drainage and required infrastructure improvements will be reviewed pursuant to the established Development Review Process to ensure that the development has met all applicable local regulations and permitting requirements. No permits will be issued prior to compliance with all applicable regulations.

**Planning and Zoning Division Review:**

The applicant is requesting to rezone approximately 9.56 acres of land from Commercial General (CG) to Commercial Intensive (CI). The area of proposed Rezoning is a part of an overall tract of land that is approximately 19.62 acres in size, and is developed with a non-residential structure that has an overall size of approximately 111,760 sq ft. This structure was built in 1981 and was historically known as the Ponce De Leon Mall. Anchor Faith Church moved into the building in 2009 and bought the overall property in 2021. The structure is now primarily being used as a church, with associated school and preschool services also existing. Various retail stores also exist within the existing mall structure. Planning Staff notes that that use of “shopping mall” is classified in the Regional Business and Commercial Use category within Article II of the Land Development Code, which is allowed within the proposed CI zoning designation, but not CG. Other uses such as “big box retailers” and “supercenters” are listed within the High Intensity Commercial Use category and would also be allowed within CI zoning. The use of “Church” is allowed by right in both CG and CI.

In July of 2024, a PRIDE complaint was filed for the subject property regarding the storage of vehicles in the existing parking lot. It was advised by the leasing manager at the time that the mall had a lease with a local car dealership to allow them to rent parking spaces for overflow parking. Land Development Code Section 2.02.01.G.2 states that any type of vehicle storage would be classified within the High Intensity use category and thus would not be permissible within the underling CG zoning category. The request to rezone the property to CI would bring the storage of vehicles into compliance with the Land Development Code. Furthermore, the applicant asserts that the existing parking lot has the capacity to store the vehicles.

**Street View of subject property dated 12/15/2024:**



The requested rezoning from Commercial General (CG) to Commercial Intensive (CI) is consistent with the Future Land Use Map designation of Mixed Use District, which allows for various types of commercial development. Should the request be approved, any use allowed by right within CI zoning would be allowed to

be developed on the property. All applicable provisions of the Land Development Code and Comprehensive Plan will be reviewed for compliance at the time of development permit submittal.

Land Development Code Section 2.02.01.H.1 states the following regarding High Intensity Commercial Uses: “Business Uses generally require access to an Arterial or Major Collector or have close proximity to Major Intersections or interchanges with limited access facilities. These Uses are characterized by outdoor activity and outdoor storage, and large demand for parking. High Intensity Commercial Uses are those which are major employment centers, or which serve the traveling public and are oriented to vehicular travel; however, they are distinguished from regional Uses by scale. These Uses are intense as measured by the impacts to adjacent properties, but are typically not of an overall size or Building mass as a regional activity center. These Uses often have an actual or potential negative impact on surrounding properties due to late hours of operation, noise, and or light. Uses may be located in several Buildings, as in shopping centers or business parks, or may be located in a single Building, such as a discount supercenter, or big box retailer. In addition, not all Uses are allowable by right in every zoning district. Refer to Section 2.03.00 which describes allowable Uses and Special Uses by zoning district.”

Figure 1 provides a comparison of the use categories allowed within the Commercial General (CG) and Commercial Intensive (CI) zoning districts.

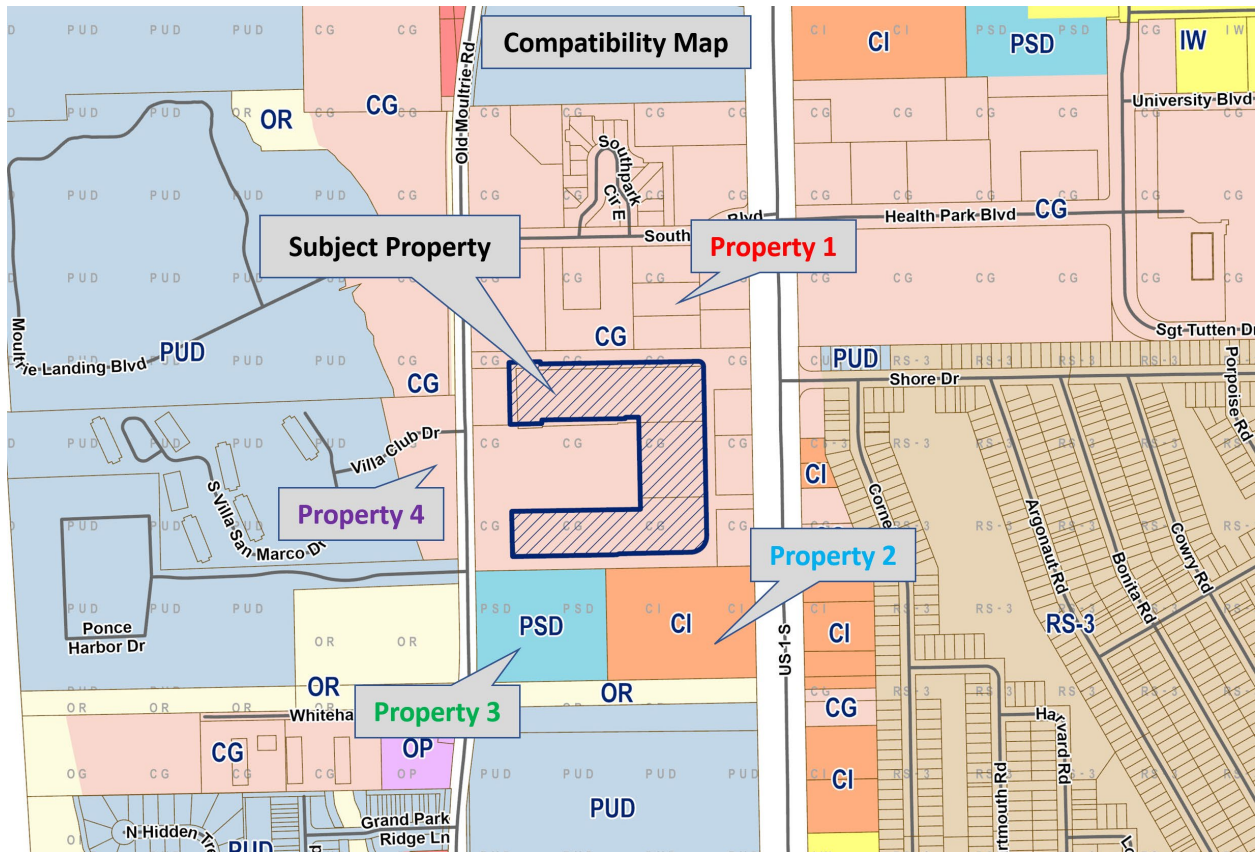
**Figure 1: Table of Allowed Uses**

| Use Category                          | Zoning District |               |
|---------------------------------------|-----------------|---------------|
|                                       | CG (current)    | CI (proposed) |
| Residential                           | X*              | X*            |
| Agricultural                          |                 |               |
| Cultural/Institutional                | X               |               |
| Neighborhood Business and Commercial  |                 | X             |
| General Business and Commercial       | X               | X             |
| High Intensity Commercial             |                 | X             |
| Highway Commercial                    |                 | X             |
| Light Industrial                      |                 |               |
| Heavy Industrial                      |                 |               |
| Mining & Extraction                   |                 |               |
| Office and Professional               | X               | X             |
| Outdoor Passive                       |                 |               |
| Neighborhood Public Service           | X               | X             |
| General Public Service                |                 | X             |
| Regional Business & Commercial        |                 | X             |
| Regional Cultural & Entertainment     |                 | X             |
| Solid Waste & Correctional Facilities |                 |               |

*\*Single family dwelling or two (2) family dwelling permitted as an accessory to the commercial use; only for occupancy by the owners or employees thereof (LDC, Section 2.02.04.C.2). Property would also have the right to be developed under the Live Local Act (SB 102, i.e. Section 125.01055(7) FS)*

Figure 2 below provides a compatibility map of the subject property in relation to nearby properties, and Figure 3 provides a table comparing various aspects of each property.

**Figure 2: Compatibility Map**



**Figure 3: Compatibility Analysis**

| Criteria      | Subject Property       | Property 1              | Property 2                   | Property 3                        | Property 4              |
|---------------|------------------------|-------------------------|------------------------------|-----------------------------------|-------------------------|
| FLUM          | Mixed-Use              | Mixed-Use               | Mixed-Use                    | Mixed-Use                         | Mixed-Use               |
| Zoning        | CC (proposed to be CI) | Commercial General (CG) | Commercial Intensive (CI)    | Planned Special Development (PSD) | Commercial General (CG) |
| Present Use   | Mall / Church          | Professional Service    | Sales & Service (Automotive) | Multi-Family                      | Office                  |
| Property Area | 9.56 acres             | 2.58 acres              | 6.2 acres                    | 5.43 acres                        | 3.5 acres               |

Figure 4 provides the development standards for Commercial Intensive (CI) Zoning, per LDC Table 6.01

**Figure 4: CI Placement Standards**

| SCHEDULE OF AREA, HEIGHT, BULK AND PLACEMENT STANDARDS |                    |                  |                                       |                  |                          |                                      |                                |
|--|--------------------|------------------|---------------------------------------|------------------|--------------------------|--------------------------------------|--------------------------------|
| Zoning Districts                                       | Minimum Lot Widths | Minimum Lot Area | Maximum Lot Coverage by All Buildings | Floor Area Ratio | Impervious Surface Ratio | Min. Yard Req. ⊗<br>Front/ Side/Rear | Maximum Height of Structures ⊕ |
| CI   | N/A                | N/A              | N/A                                   | 50%              | 75%                      | 15/5/10 feet                         | 40 feet ◊ # +                  |

Based on the application materials submitted, Planning Staff finds that the proposed rezoning of the subject property to Commercial Intensive (CI) appears to be consistent with the surrounding area, along with the Mixed Use corridor located along US 1 S, in which a variety of commercial zoning designations and uses exist.

**PLANNING AND ZONING AGENCY (4/2/2026)**

This request was heard before the PZA at their regularly scheduled public hearing on Thursday, April 2nd, 2026. There were no public comment and no questions from the board. A motion to recommend approval was proposed by Member Matovina, and seconded by Member Spiegel, with the motion passing with a vote of 7-0.

**CORRESPONDENCE/PHONE CALLS**

As of the writing of this staff report, Staff has received no correspondence or phone calls regarding this request.

**ACTION**

Staff has provided the Agency with four (4) Findings of Fact to recommend approval and five (5) Findings of Fact to recommend denial of this rezoning request. These findings may be subject to other competent substantial evidence received at the quasi-judicial public hearing.

**ATTACHMENTS**

1. Recorded Documents Section
2. Supporting Documents

**PROPOSED FINDINGS OF FACT**  
**REZ 2025-14 Anchor Faith – Mall 2121**

| <b>APPROVE</b>  | <b>DENY</b>   |
|---|---|
| 1. The request for rezoning has been fully considered after public hearing with legal notice duly published as required by law.   | 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 <b>Commercial Intensive (CI)</b> is consistent with the Comprehensive Plan, in that: <ul style="list-style-type: none"> <li>a) The rezoning is compatible and complementary to conforming adjacent land uses. (Objective A.1.3.11)</li> <li>b) The rezoning encourages an efficient and compact land use pattern and supports balanced growth and economic development. (Objective A.1.11)</li> <li>c) The proposed project is consistent with the goals, policies, and objectives of the 2025 St. Johns County Comprehensive Plan.</li> </ul> | 2. The rezoning to <b>Commercial Intensive (CI)</b> is not consistent with the Comprehensive Plan, in that: <ul style="list-style-type: none"> <li>a) The rezoning is not compatible and not complementary to conforming adjacent land uses. (Objective A.1.3.11)</li> <li>b) The rezoning does not encourage an efficient and compact land use pattern and does not support balanced development. (Objective A.1.11)</li> <li>c) The proposed project is not consistent with the goals, policies, and objectives of the 2025 St. Johns County Comprehensive Plan.</li> </ul> |
| 3. The rezoning to <b>Commercial Intensive (CI)</b> is consistent with the St. Johns County Land Development Code.  | 3. The rezoning to <b>Commercial Intensive (CI)</b> is not consistent with the St. Johns County Land Development Code.  |
| 4. The zoning district of <b>Commercial Intensive (CI)</b> is consistent with the land uses allowed in the land use designation of <b>Mixed Use District</b> as depicted on the 2025 Future Land Use Map.   | 4. The zoning district of <b>Commercial Intensive (CI)</b> is not consistent with the land uses allowed in the land use designation of <b>Mixed Use District</b> as depicted on the 2025 Future Land Use Map.   |
|   | 5. Consistent with <i>Board of County Commissioners of Brevard County v. Snyder</i> , 627 So. 2d 469, the Board finds a legitimate public purpose in keeping the existing zoning.   |

**ATTACHMENT 1**  
**RECORDED DOCUMENTS SECTION**

**BEGIN DOCUMENTS  
TO BE RECORDED**

**ORDINANCE NUMBER: 2026 - \_\_\_\_\_**

**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.** 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 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 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 \_\_\_\_\_ DAY OF \_\_\_\_\_ 2026.**

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

**BY: \_\_\_\_\_  
Clay Murphy, Chair**

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

**BY: \_\_\_\_\_  
Deputy Clerk**

**EFFECTIVE DATE: \_\_\_\_\_**

## 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 TO 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.

**END DOCUMENTS  
TO BE RECORDED**

**ATTACHMENT 2**  
**SUPPORTING DOCUMENTS**

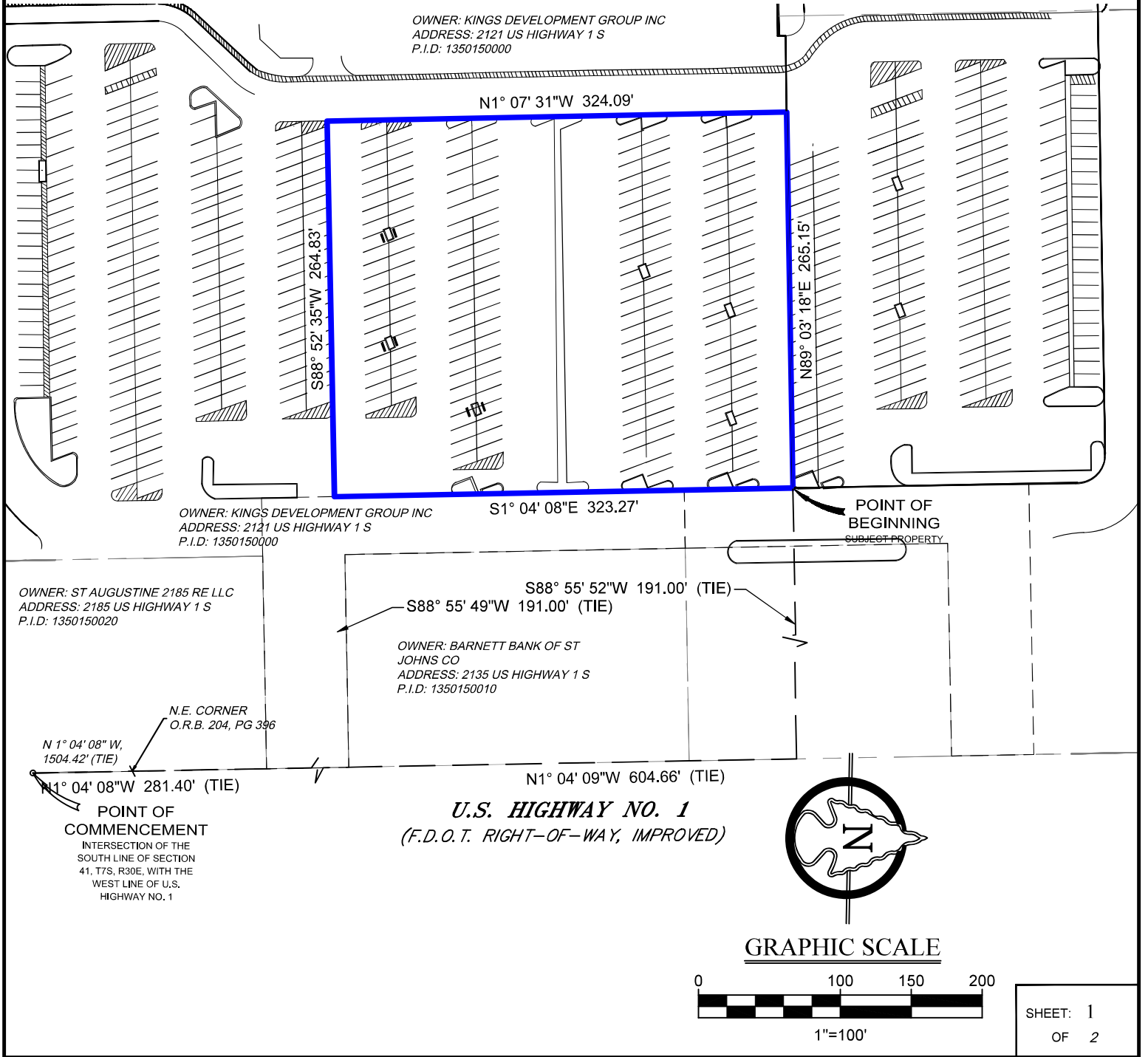
**Narrative per Application:**

**“Their property consists of 5 parcels (the "Mall/ Church Property"). This is for the REZONING of two inner parcels from CG to CI**

**PARCEL ID# 135015-0030 and 135015-0040**

**This rezoning merely seeks to rezone the middle two parcels that are buffered from any adjoining properties by their own CG parcels that they also own, which creates a built in buffer and planning step down in intensity. The parcel rezoning is limited to their two inner parcels that will allow some temporary outside use of the parking area deemed necessary for some current uses The property is in the middle of the MIXED USE DISTRICT on the arterial federal highway and is bordered by a car dealership restaurants and their own properties. This request is both reasonable and compatible to the area and current uses thereon and in the area.”**

**A MAP SHOWING A SKETCH & DESCRIPTION OF  
SITUATED IN SECTION 41, TOWNSHIP 7 SOUTH, RANGE 30 EAST  
ST JOHNS COUNTY, FLORIDA**



OWNER: ST AUGUSTINE 2185 RE LLC  
ADDRESS: 2185 US HIGHWAY 1 S  
P.I.D.: 1350150020

OWNER: BARNETT BANK OF ST  
JOHNS CO  
ADDRESS: 2135 US HIGHWAY 1 S  
P.I.D.: 1350150010

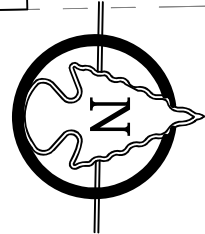
OWNER: KINGS DEVELOPMENT GROUP INC  
ADDRESS: 2121 US HIGHWAY 1 S  
P.I.D.: 1350150000

S1° 04' 08\"E 323.27'

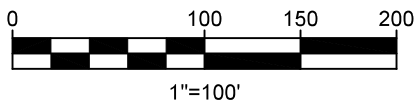
POINT OF BEGINNING  
SUBJECT PROPERTY

N1° 04' 09\"W 604.66' (TIE)

**U.S. HIGHWAY NO. 1**  
(F.D.O.T. RIGHT-OF-WAY, IMPROVED)



**GRAPHIC SCALE**



SHEET: 1  
OF 2

|  |      |     |             |
|--|------|-----|-------------|
| TITLE: <b>SKETCH &amp; DESCRIPTION</b> |      |     |             |
| PROJECT: <b>2121 U.S. HIGHWAY 1</b>    |      |     |             |
| ADDRESS: <b>2121 U.S. HIGHWAY 1</b>    |      |     |             |
| REV.                                   | DATE | WHO | DESCRIPTION |
|  |      |     |             |
|  |      |     |             |

|              |            |
|--------------|------------|
| PROJECT NO:  | 25-0661    |
| MAP DATE:    | 11/17/2025 |
| SURVEY DATE: | 11/06/2025 |
| CHECKED BY:  | RDF        |
| DRAWN BY:    | RDF        |
| FIELD WORK:  | PAW        |
| P.I.D.:      | 1350150000 |



**Flint Surveying & Mapping, Inc.**  
111 NATURE WALK PRKWAY #102  
ST JOHNS, FL 32092  
PHONE (904) 392-5948  
LICENSED PROFESSIONAL  
FLORIDA LB #7864 LB #6628

**A MAP SHOWING A SKETCH & DESCRIPTION OF  
SITUATED IN SECTION 41, TOWNSHIP 7 SOUTH, RANGE 30 EAST  
ST JOHNS COUNTY, FLORIDA**

**DESCRIPTION BY SURVEYOR**

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.

**GENERAL NOTES**

- THIS IS NOT A BOUNDARY SURVEY
- THE BEARINGS AND COORDINATE SYSTEM UTILIZED HEREON IS RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT, AS DERIVED BY REAL-TIME KINEMATIC GLOBAL POSITIONING SYSTEM ("RTK GPS") SURVEY METHODS USING THE PUBLIC FLORIDA DEPARTMENT OF TRANSPORTATION'S FLORIDA PERMANENT REFERENCE NETWORK ("FPRN"). THE CORRECTED POSITIONS COMPUTED BY THESE NETWORKS WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS ON PRIMARY CONTROL ALONG WITH CONSISTENT HORIZONTAL CHECKS TO SECONDARY CONTROL. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- ADJOINING PROPERTY INFORMATION WAS OBTAINED FROM ST JOHNS COUNTY PROPERTY APPRAISERS OFFICE.
- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE SEARCH, AS A RESULT THERE MAY BE EASEMENTS OR OTHER RIGHTS, THAT A TITLE SEARCH MAY PROVIDE THAT EXIST ON THIS PROPERTY. THIS PROPERTY WAS NOT ABSTRACTED FOR DEEDS, DEED RESTRICTIONS, EASEMENTS OR RIGHTS OF WAY OF RECORD OR NOT OF RECORD.
- THIS SURVEY DOES NOT INFER OR DETERMINE OWNERSHIP.
- THIS IS A SURFACE SURVEY ONLY. UNDERGROUND IMPROVEMENTS SUCH AS FOOTERS AND UTILITIES, IF ANY, WERE NOT LOCATED, EXCEPT AS SHOWN.

**Symbol Legend**

| Symbol | Denotes                        |
|--------|--------------------------------|
|        | BENCHMARK                      |
|        | FOUND IRON ROD / PIPE AS NOTED |
|        | SET 5/8" IRON ROD "LS 7324"    |
|        | 4" X 4" CONCRETE MONUMENT      |
|        | WOOD UTILITY POLE              |
|        | GUY ANCHOR                     |
|        | MAILBOX                        |
|        | OVERHEAD UTILITY LINE          |
|        | WATER METER                    |
|        | IRRIGATION VALVE               |
|        | COMMUNICATION UTILITY          |
|        | WOOD OR VINYL FENCE LINE       |
|        | CHAIN OR WIRE FENCE LINE       |

**Abbreviation Legend**

| Symbol  | Denotes                            |
|---------|------------------------------------|
| FND     | FOUND                              |
| PID #   | PROPERTY IDENTIFICATION NUMBER     |
| PC      | POINT OF CURVATURE                 |
| NO ID   | NO IDENTIFICATION                  |
| PSM     | PROFESSIONAL SURVEYOR & MAPPING    |
| LB      | LICENSED BUSINESS                  |
| EP      | EDGE OF PAVEMENT                   |
| R/W     | RIGHT OF WAY                       |
| ORB     | OFFICIAL RECORDS                   |
| PG      | PAGE                               |
| NAVD 88 | NORTH AMERICAN VERTICAL DATUM 1988 |
| N,S,E,W | STATE PLANE COORDINATE SYSTEM      |
| IRCS    | IRON ROD AND CAP SET               |

**HATCH LEGEND**

|  |                  |  |             |
|--|------------------|--|-------------|
|  | ASPHALT PAVEMENT |  | GRAVEL ROAD |
|  | CONCRETE         |  | WETLANDS    |
|  | DIRT ROAD        |  |             |



**Digitally signed  
by Russell D  
Flint  
Date:  
2026.03.10  
09:33:31 -04'00'**

**RUSSELL D. FLINT, Florida PSM LB # 8528**  
Not Valid Without the Digital Signature of A Florida Licensed  
Surveyor & Mapper

SHEET: 2  
OF 2

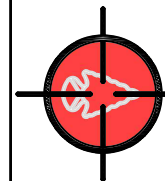
CERTIFY TO: *KINGS DEVELOPMENT GROUP INC*

**SURVEYOR'S CERTIFICATE**

THE SKETCH OF SURVEY DEPICTED HEREON CONFORMS TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN ACCORDANCE WITH CHAPTER 5J-17, PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES, AND WAS DONE UNDER MY SUPERVISION:

THE SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAP OR MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN IN TITLE AND CERTIFICATION BLOCKS BELOW AT TIME OF SURVEY. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY IN ANY MANNER WHATSOEVER, WITHOUT THE WRITTEN CONSENT OF THE SIGNING SURVEYOR.

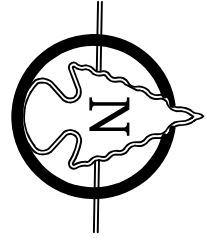
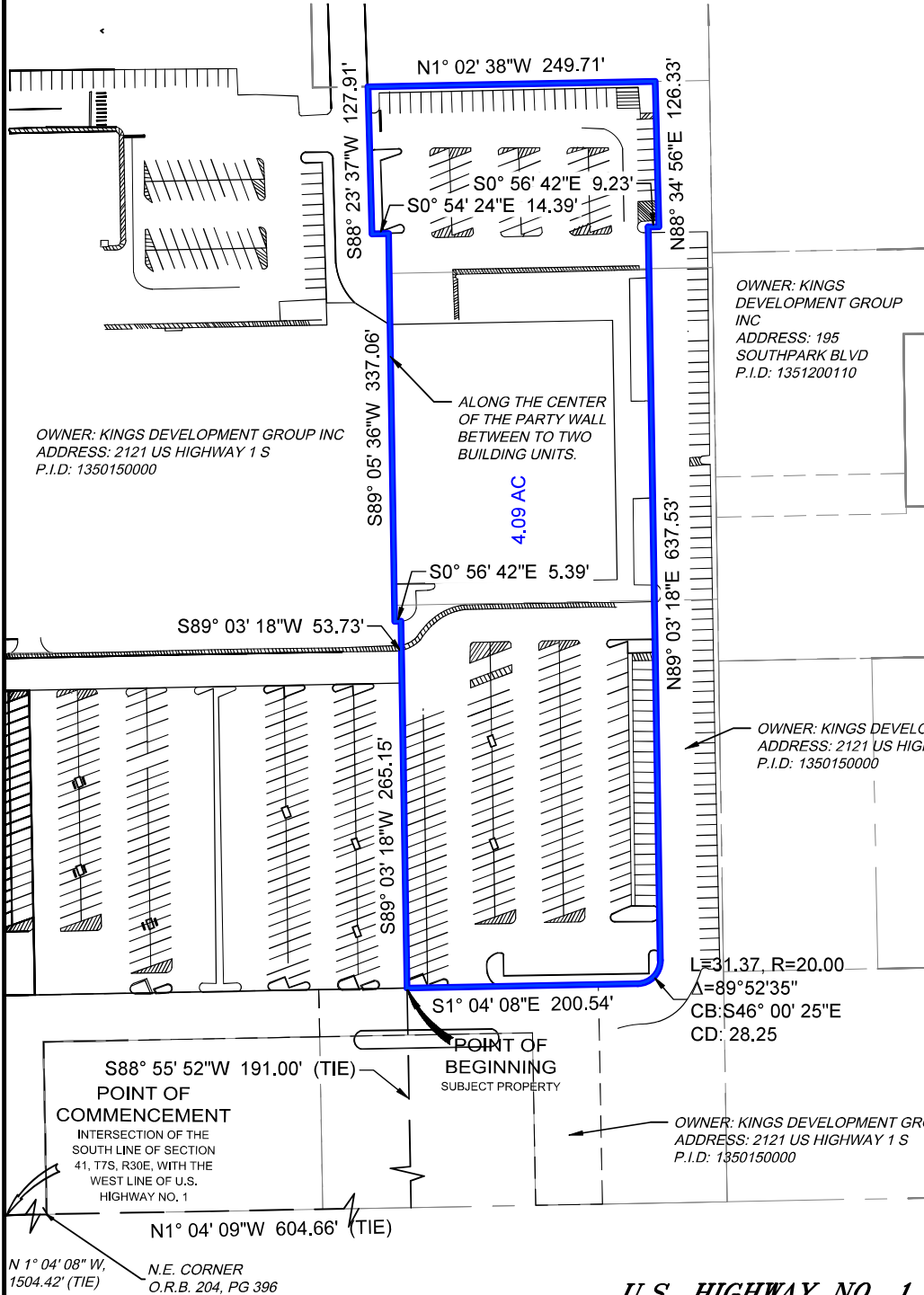


**Flint Surveying  
& Mapping, Inc.**

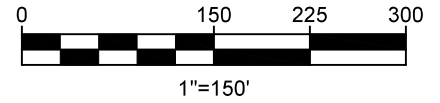
111 NATURE WALK PRKWAY #102  
ST JOHNS, FL 32092  
PHONE (904) 392-5948

LICENSED PROFESSIONAL  
FLORIDA LB #7864 LB #6628

**A MAP SHOWING A SKETCH & DESCRIPTION OF  
SITUATED IN SECTION 41, TOWNSHIP 7 SOUTH, RANGE 30 EAST  
ST JOHNS COUNTY, FLORIDA**



**GRAPHIC SCALE**



OWNER: KINGS  
DEVELOPMENT GROUP  
INC  
ADDRESS: 195  
SOUTHPARK BLVD  
P.I.D: 1351200110

OWNER: KINGS DEVELOPMENT GROUP INC  
ADDRESS: 2121 US HIGHWAY 1 S  
P.I.D: 1350150000

ALONG THE CENTER  
OF THE PARTY WALL  
BETWEEN TO TWO  
BUILDING UNITS.

4.09 AC

OWNER: KINGS DEVELOPMENT GROUP INC  
ADDRESS: 2121 US HIGHWAY 1 S  
P.I.D: 1350150000

L=31.37, R=20.00  
A=89°52'35"  
CB:S46° 00' 25"E  
CD: 28.25

OWNER: KINGS DEVELOPMENT GROUP INC  
ADDRESS: 2121 US HIGHWAY 1 S  
P.I.D: 1350150000

S88° 55' 52"W 191.00' (TIE)  
**POINT OF  
COMMENCEMENT**  
INTERSECTION OF THE  
SOUTH LINE OF SECTION  
41, T7S, R30E, WITH THE  
WEST LINE OF U.S.  
HIGHWAY NO. 1

**POINT OF  
BEGINNING  
SUBJECT PROPERTY**

N1° 04' 09"W 604.66' (TIE)

N 1° 04' 08" W,  
1504.42' (TIE) N.E. CORNER  
O.R.B. 204, PG 396

**U.S. HIGHWAY NO. 1**  
*(F.D.O.T. RIGHT-OF-WAY, IMPROVED)*

SHEET: 1  
OF 2

TITLE: **SKETCH & DESCRIPTION**

PROJECT: **2121 U.S. HIGHWAY 1**

ADDRESS: **2121 U.S. HIGHWAY 1**

| REV. | DATE | WHO | DESCRIPTION |
|------|------|-----|-------------|
|      |      |     |             |

PROJECT NO: 25-0661

MAP DATE: 11/17/2025

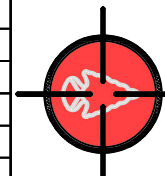
SURVEY DATE: 11/06/2025

CHECKED BY: RDF

DRAWN BY: RDF

FIELD WORK: PAW

P.I.D.: 1350150040



**Flint Surveying  
& Mapping, Inc.**

111 NATURE WALK PRKWAY #102  
ST JOHNS, FL 32092  
PHONE (904) 392-5948

LICENSED PROFESSIONAL  
FLORIDA L.S. #7364 L.S. #6628

**A MAP SHOWING A SKETCH & DESCRIPTION OF  
SITUATED IN SECTION 41, TOWNSHIP 7 SOUTH, RANGE 30 EAST  
ST JOHNS COUNTY, FLORIDA**

**DESCRIPTION BY SURVEYOR**

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.

**GENERAL NOTES**

1. THIS IS NOT A BOUNDARY SURVEY
2. THE BEARINGS AND COORDINATE SYSTEM UTILIZED HEREON IS RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT, AS DERIVED BY REAL-TIME KINEMATIC GLOBAL POSITIONING SYSTEM ("RTK GPS") SURVEY METHODS USING THE PUBLIC FLORIDA DEPARTMENT OF TRANSPORTATION'S FLORIDA PERMANENT REFERENCE NETWORK ("FPRN"). THE CORRECTED POSITIONS COMPUTED BY THESE NETWORKS WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS ON PRIMARY CONTROL ALONG WITH CONSISTENT HORIZONTAL CHECKS TO SECONDARY CONTROL. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
3. ADJOINING PROPERTY INFORMATION WAS OBTAINED FROM ST JOHNS COUNTY PROPERTY APPRAISERS OFFICE.
4. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE SEARCH, AS A RESULT THERE MAY BE EASEMENTS OR OTHER RIGHTS, THAT A TITLE SEARCH MAY PROVIDE THAT EXIST ON THIS PROPERTY. THIS PROPERTY WAS NOT ABSTRACTED FOR DEEDS, DEED RESTRICTIONS, EASEMENTS OR RIGHTS OF WAY OF RECORD OR NOT OF RECORD.
5. THIS SURVEY DOES NOT INFER OR DETERMINE OWNERSHIP.
6. THIS IS A SURFACE SURVEY ONLY. UNDERGROUND IMPROVEMENTS SUCH AS FOOTERS AND UTILITIES, IF ANY, WERE NOT LOCATED, EXCEPT AS SHOWN.

**Symbol Legend**

| Symbol | Denotes                        |
|--------|--------------------------------|
|        | BENCHMARK                      |
|        | FOUND IRON ROD / PIPE AS NOTED |
|        | SET 5/8" IRON ROD "LS 7324"    |
|        | 4" X 4" CONCRETE MONUMENT      |
|        | WOOD UTILITY POLE              |
|        | GUY ANCHOR                     |
|        | MAILBOX                        |
|        | OVERHEAD UTILITY LINE          |
|        | WATER METER                    |
|        | IRRIGATION VALVE               |
|        | COMMUNICATION UTILITY          |
|        | WOOD OR VINYL FENCE LINE       |
|        | CHAIN OR WIRE FENCE LINE       |

**Abbreviation Legend**

| Symbol  | Denotes                            |
|---------|------------------------------------|
| FND     | FOUND                              |
| PID #   | PROPERTY IDENTIFICATION NUMBER     |
| PC      | POINT OF CURVATURE                 |
| NO ID   | NO IDENTIFICATION                  |
| PSM     | PROFESSIONAL SURVEYOR & MAPPING    |
| LB      | LICENSED BUSINESS                  |
| EP      | EDGE OF PAVEMENT                   |
| R/W     | RIGHT OF WAY                       |
| ORB     | OFFICIAL RECORDS                   |
| PG      | PAGE                               |
| NAVD 88 | NORTH AMERICAN VERTICAL DATUM 1988 |
| N,S,E,W | STATE PLANE COORDINATE SYSTEM      |
| IRCS    | IRON ROD AND CAP SET               |

**HATCH LEGEND**

|  |                  |  |             |
|--|------------------|--|-------------|
|  | ASPHALT PAVEMENT |  | GRAVEL ROAD |
|  | CONCRETE         |  | WETLANDS    |
|  | DIRT ROAD        |  |             |

SHEET: 2  
OF 2



**Digitally signed  
by Russell D  
Flint  
Date:  
2026.03.10  
09:32:39 -04'00'**

**RUSSELL D. FLINT, Florida PSM LB # 8528**  
Not Valid Without the Digital Signature of A Florida Licensed  
Surveyor & Mapper

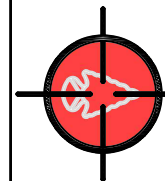
CERTIFY TO: *KINGS DEVELOPMENT GROUP INC*

**SURVEYOR'S CERTIFICATE**

THE SKETCH OF SURVEY DEPICTED HEREON CONFORMS TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN ACCORDANCE WITH CHAPTER 5J-17, PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES, AND WAS DONE UNDER MY SUPERVISION:

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NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN IN TITLE AND CERTIFICATION BLOCKS BELOW AT TIME OF SURVEY. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY IN ANY MANNER WHATSOEVER, WITHOUT THE WRITTEN CONSENT OF THE SIGNING SURVEYOR.

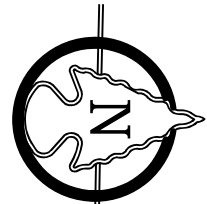


**Flint Surveying  
& Mapping, Inc.**

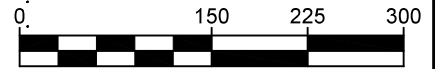
**111 NATURE WALK PRKWAY #102  
ST JOHNS, FL 32092  
PHONE (904) 392-5948**

**LICENSED PROFESSIONAL  
FLORIDA LB #7864 LB #6628**

**A MAP SHOWING A SKETCH & DESCRIPTION OF  
SITUATED IN SECTION 41, TOWNSHIP 7 SOUTH, RANGE 30 EAST  
ST JOHNS COUNTY, FLORIDA**



**GRAPHIC SCALE**



OWNER: MOULTRIE PARTNERS LTD  
ADDRESS: 2250 OLD MOULTRIE RD  
P.I.D.: 1350140000

OWNER: KINGS DEVELOPMENT GROUP INC  
ADDRESS: 2121 US HIGHWAY 1 S  
P.I.D.: 1350150000

OWNER: KINGS DEVELOPMENT GROUP INC  
ADDRESS: 2121 US HIGHWAY 1 S  
P.I.D.: 1350150000

OWNER: H3 ST AUGUSTINE LLC  
ADDRESS: 2255 US HIGHWAY 1 S  
P.I.D.: 1350120000

L=101.94, R=65.00  
 $\Delta=89^{\circ}51'25''$   
CB:S43° 51' 35"W  
CD: 91.81

**POINT OF COMMENCEMENT**

INTERSECTION OF THE SOUTH LINE OF SECTION 41, T7S, R30E, WITH THE WEST LINE OF U.S. HIGHWAY NO. 1

OWNER: ST AUGUSTINE 2185 RE LLC  
ADDRESS: 2185 US HIGHWAY 1 S  
P.I.D.: 1350150020

N.E. CORNER  
O.R.B. 204, PG 396

**POINT OF BEGINNING**  
SUBJECT PROPERTY

S88° 55' 49"W 191.00' (TIE)

OWNER: BARNETT BANK OF ST JOHNS CO  
ADDRESS: 2135 US HIGHWAY 1 S  
P.I.D.: 1350150010

N 1° 04' 08" W, 1504.42' (TIE)      N1° 04' 08"W 281.40' (TIE)

**U.S. HIGHWAY NO. 1**  
(F.D.O.T. RIGHT-OF-WAY, IMPROVED)

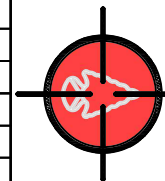
SHEET: 1  
OF 2

|                    |  |  |  |                                |  |
|--------------------|--|--|--|--------------------------------|--|
| <b>TITLE:</b>      |  |  |  | <b>PROJECT NO:</b> 25-0661     |  |
| <b>PROJECT:</b>    |  |  |  | <b>MAP DATE:</b> 11/17/2025    |  |
| <b>ADDRESS:</b>    |  |  |  | <b>SURVEY DATE:</b> 11/06/2025 |  |
| <b>REV.</b>        |  |  |  | <b>CHECKED BY:</b> RDF         |  |
| <b>DATE</b>        |  |  |  | <b>DRAWN BY:</b> RDF           |  |
| <b>WHO</b>         |  |  |  | <b>FIELD WORK:</b> PAW         |  |
| <b>DESCRIPTION</b> |  |  |  | <b>P.I.D.:</b> 1350150030      |  |
|                    |  |  |  |                                |  |
|                    |  |  |  |                                |  |

**SKETCH & DESCRIPTION**

2121 U.S. HIGHWAY 1

2121 U.S. HIGHWAY 1



**Flint Surveying & Mapping, Inc.**

111 NATURE WALK PRKWAY #102  
ST JOHNS, FL 32092  
PHONE (904) 392-5948

LICENSED PROFESSIONAL  
FLORIDA LB #7364 LB #6528

**A MAP SHOWING A SKETCH & DESCRIPTION OF  
SITUATED IN SECTION 41, TOWNSHIP 7 SOUTH, RANGE 30 EAST  
ST JOHNS COUNTY, FLORIDA**

**DESCRIPTION BY SURVEYOR**

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 TO 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.

**GENERAL NOTES**

- THIS IS NOT A BOUNDARY SURVEY
- THE BEARINGS AND COORDINATE SYSTEM UTILIZED HEREON IS RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT, AS DERIVED BY REAL-TIME KINEMATIC GLOBAL POSITIONING SYSTEM ("RTK GPS") SURVEY METHODS USING THE PUBLIC FLORIDA DEPARTMENT OF TRANSPORTATION'S FLORIDA PERMANENT REFERENCE NETWORK ("FPRN"). THE CORRECTED POSITIONS COMPUTED BY THESE NETWORKS WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS ON PRIMARY CONTROL ALONG WITH CONSISTENT HORIZONTAL CHECKS TO SECONDARY CONTROL. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- ADJOINING PROPERTY INFORMATION WAS OBTAINED FROM ST JOHNS COUNTY PROPERTY APPRAISERS OFFICE.
- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE SEARCH, AS A RESULT THERE MAY BE EASEMENTS OR OTHER RIGHTS, THAT A TITLE SEARCH MAY PROVIDE THAT EXIST ON THIS PROPERTY. THIS PROPERTY WAS NOT ABSTRACTED FOR DEEDS, DEED RESTRICTIONS, EASEMENTS OR RIGHTS OF WAY OF RECORD OR NOT OF RECORD.
- THIS SURVEY DOES NOT INFER OR DETERMINE OWNERSHIP.
- THIS IS A SURFACE SURVEY ONLY. UNDERGROUND IMPROVEMENTS SUCH AS FOOTERS AND UTILITIES, IF ANY, WERE NOT LOCATED, EXCEPT AS SHOWN.

**Symbol Legend**

| Symbol | Denotes                        |
|--------|--------------------------------|
|        | BENCHMARK                      |
|        | FOUND IRON ROD / PIPE AS NOTED |
|        | SET 5/8" IRON ROD "LS 7324"    |
|        | 4" X 4" CONCRETE MONUMENT      |
|        | WOOD UTILITY POLE              |
|        | GUY ANCHOR                     |
|        | MAILBOX                        |
|        | OVERHEAD UTILITY LINE          |
|        | WATER METER                    |
|        | IRRIGATION VALVE               |
|        | COMMUNICATION UTILITY          |
|        | WOOD OR VINYL FENCE LINE       |
|        | CHAIN OR WIRE FENCE LINE       |

**Abbreviation Legend**

| Symbol  | Denotes                            |
|---------|------------------------------------|
| FND     | FOUND                              |
| PID #   | PROPERTY IDENTIFICATION NUMBER     |
| PC      | POINT OF CURVATURE                 |
| NO ID   | NO IDENTIFICATION                  |
| PSM     | PROFESSIONAL SURVEYOR & MAPPING    |
| LB      | LICENSED BUSINESS                  |
| EP      | EDGE OF PAVEMENT                   |
| R/W     | RIGHT OF WAY                       |
| ORB     | OFFICIAL RECORDS                   |
| PG      | PAGE                               |
| NAVD 88 | NORTH AMERICAN VERTICAL DATUM 1988 |
| N,S,E,W | STATE PLANE COORDINATE SYSTEM      |
| IRCS    | IRON ROD AND CAP SET               |

**HATCH LEGEND**

|  |                  |  |             |
|--|------------------|--|-------------|
|  | ASPHALT PAVEMENT |  | GRAVEL ROAD |
|  | CONCRETE         |  | WETLANDS    |
|  | DIRT ROAD        |  |             |

Digitally signed  
by Russell D  
Flint  
Date:  
2026.03.10  
09:34:16 -04'00'



**RUSSELL D. FLINT, Florida PSM LB # 8528**  
Not Valid Without the Digital Signature of A Florida Licensed  
Surveyor & Mapper

SHEET: 2  
OF 2

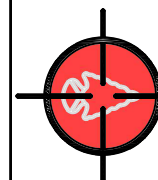
CERTIFY TO: *KINGS DEVELOPMENT GROUP INC*

**SURVEYOR'S CERTIFICATE**

THE SKETCH OF SURVEY DEPICTED HEREON CONFORMS TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN ACCORDANCE WITH CHAPTER 5J-17, PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES, AND WAS DONE UNDER MY SUPERVISION:

THE SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAP OR MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN IN TITLE AND CERTIFICATION BLOCKS BELOW AT TIME OF SURVEY. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY IN ANY MANNER WHATSOEVER, WITHOUT THE WRITTEN CONSENT OF THE SIGNING SURVEYOR.



**Flint Surveying  
& Mapping, Inc.**

111 NATURE WALK PRKWAY #102  
ST JOHNS, FL 32092  
PHONE (904) 392-5948

LICENSED PROFESSIONAL  
FLORIDA LB #7864 LB #6628

**Objective A.1.9  
Mixed-Use Development**

**The County shall provide a mixture of land uses within designated Mixed Use Districts to encourage large concentrated areas of commercial, office, light industrial, residential, recreation and cultural facilities at a scale which is capable of serving large segments of the County and region.**

**Policies**

A.19.1 All land uses, as provided for in the County Comprehensive Plan and County land development regulations, may be included within Mixed Use Districts as designated on the Future Land Use Map except as provided in Policy A.1.9.8. The Mixed Use Districts are intended to provide for areas that have a mixture of land uses including commercial, light industrial, office, and low, medium, and high density residential development, and are supported by urban services (e.g. central water and sewer).

Residential densities within Mixed Use Districts shall be consistent with adjacent land uses and may transition from low to high density.

Mixed Use Districts may be permitted up to thirteen (13) units per net acre plus any applicable optional, wetland, or affordable housing density bonuses. Density bonuses shall not apply within the Workforce Housing Zoning designation. Densities shall be determined on a site-specific basis considering design, compatibility, infrastructure, site characteristics, and other similar considerations, which may limit density appropriate to the site.

Intensity of non-residential uses shall be limited to 75% Impervious Surface Ratio (ISR) and 70% Floor Area Ratio (FAR) as further governed by Policy A.1.11.3.

A.19.2 Mixed Use Districts are not intended to provide for linear strip commercial development, but rather to incorporate commercial, light industrial, office, and residential uses in a manner that promotes a diversity of residential and non-residential activities in a concentrated area. It is intended that the highest land use intensities occur at the center of the Mixed Use Districts with decreasing intensity of uses proceeding outward toward the adjacent land use designations. When not appropriate, development of the Mixed Use District shall ensure compatibility with the adjacent properties. Adequate buffering can be shown to alleviate incompatibilities and protect existing community character.

A.19.3 To encourage a mixture of land uses, development parcels within Mixed Use Districts equal to or greater than forty (40) upland acres in size shall be required to have at least 10% Open Space and at least two uses chosen from Commercial, Office, Industrial, or Residential; Commercial, Office, Industrial and/or Residential uses may range from 10% to 90% of the upland portions of the project. Wetland areas may be used to meet 10% Open Space requirements. When residential uses

are provided, the project shall include parks, recreation, and open space. Residential uses may not be appropriate in all mixed use projects.

While the County requires a mixture of uses on 40 acres or greater, the County recognizes not all development sites and projects may be appropriate for mixed use development. In such cases the County may consider a single use project on 40 acres or greater. In such cases the applicant must justify the single use project. Such justification may include, but is not limited to, the existing surrounding area is comprised of an adequate mix of uses, the proposed project is designed to achieve economic development, minimum trip generation, street interconnectivity within and outside the project site, or the single use project enhances an existing streetscape or creates a vibrant individual streetscape.

- A194 All new development within Mixed Use Districts on parcels equal to or greater than ten (10) acres in size shall be required to apply for development approval under the provisions of the Planned Development land development regulations. This requirement shall not apply to development within the Workforce Housing Zoning designation.
- A195 Applicants for new development within Mixed Use Districts on parcels equal to or greater than ten (10) acres shall demonstrate through a Master Development Plan how the development will achieve a well-balanced mixture of uses with pedestrian, bicycle, and vehicular systems providing interconnectivity and ensuring accessibility within and between uses. The Master Development Plan shall provide for compatibility of uses both within the development and with adjacent land parcels and shall provide a land use program with the highest intensity uses in the center of the Mixed Use District with decreasing intensity of uses proceeding outward toward the adjacent land use designations, where compatible and applicable.
- A196 All new development within Mixed Use Districts shall be required to be served by central water and sewer services except for residential development that is projected to generate fewer than four (4) Equivalent Residential Connections or non-residential development that is projected to generate less than 500 gallons per day demand of potable water or sanitary sewer service. For the purposes of this policy, central water and sewer services shall mean water and wastewater treatment provided by public or private franchised utility systems. Developments not served by central water and sewer service shall connect to central utility service when it becomes available.
- A197 Enhanced buffers may be required at the periphery of developments within Mixed Use Districts to provide for compatibility with adjacent uses and shall be determined during the review of proposed developments.
- A198 Within Mixed Use Districts heavy industrial uses shall be discouraged except

within established industrial parks zoned to allow heavy industrial, and shall include enhanced buffering and screening to minimize adverse impacts to surrounding land uses.

- A1.99 Within the Mixed Use Zoning Districts, Solid Waste and Correctional Facilities are generally discouraged except in areas zoned to allow such facilities and shall be subject to compatibility standards as provided in Policy A.1.3.11 and shall include enhanced buffering and screening to minimize any adverse impacts to surrounding land uses.
- A1.9.10 The County shall investigate a mixed use zoning district in its Land Development Code.
- A1.9.11 The I-95/SR 206 Development Area is designated by the St. Johns River Water Management District as an area of the Floridan Aquifer recharge. In order to protect the aquifer recharge within this development area, all development shall be limited in size, intensity, and use through the following provisions:
- (a) Maximum Impervious Surface Ratio (ISR) for all land uses shall be 0.60;
  - (b) Maximum intensity of non-residential development shall be 10,000 square feet of ground floor area per acre (10 KSF/acre); and
  - (c) Solid waste facilities, large quantity hazardous waste generators, Heavy Industrial, and other similar uses shall be prohibited.





Old Moutre Rd

Old Moutre Rd

Lib Dr

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1350150040

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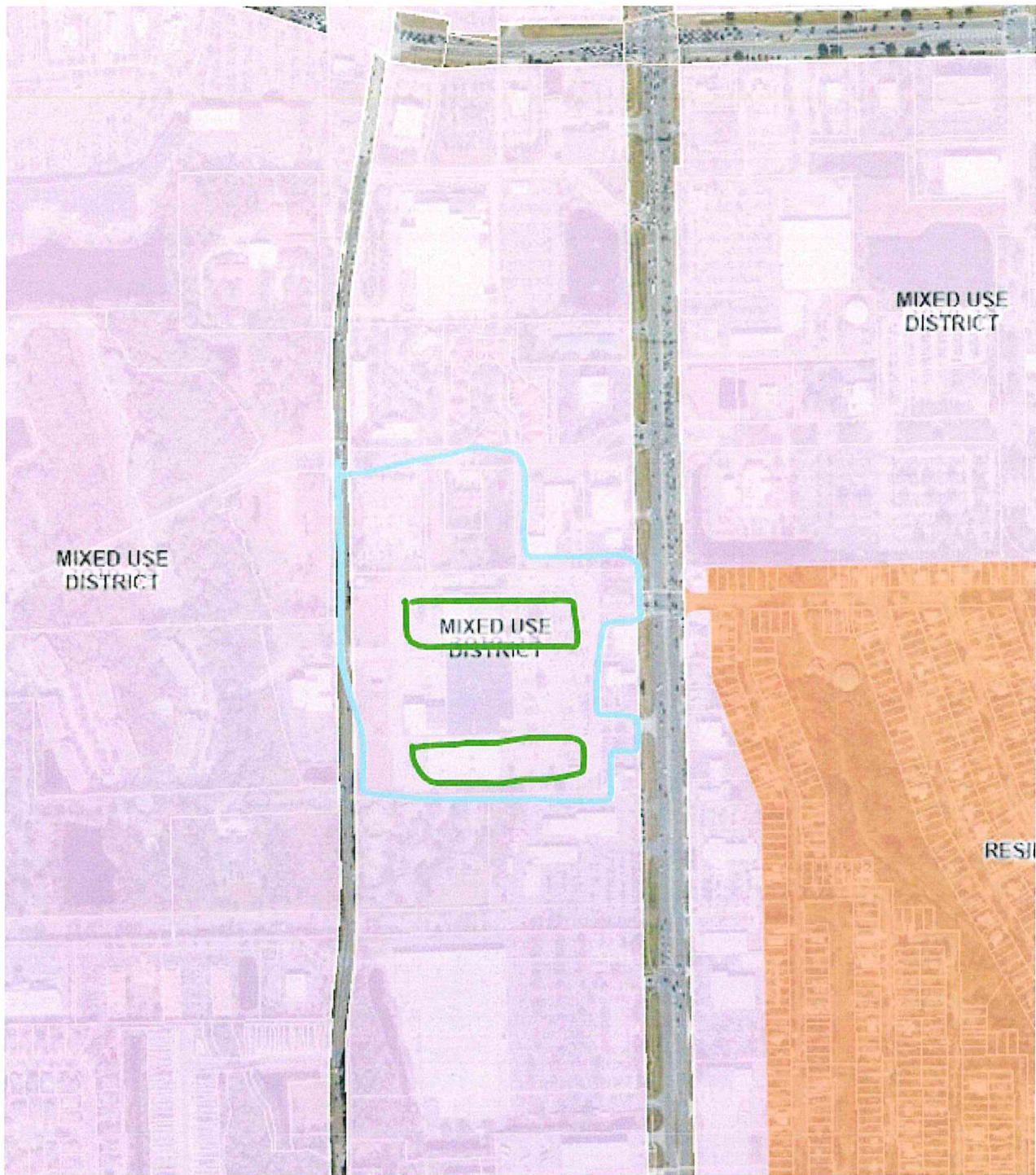
1350150030

1350150030

1350150010

1350150020











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After recording, please return to:

Wayne Grovenstein  
Hull Property Group, LLC  
P. O. Box 204227  
Augusta, Georgia 30917

### SPECIAL WARRANTY DEED

For the consideration of Ten Dollars (\$10.00), and other valuable consideration, **JAMES M. HULL** (as to an undivided 40.00% interest) and **HULL 2000, LLLP**, a Georgia limited liability limited partnership (as to an undivided 60.00% interest)(collectively "**Grantor**"), hereby grants, bargains, sells and conveys to **KINGS DEVELOPMENT GROUP INC.**, a Florida corporation, whose address is 2121 U.S. Highway 1 South, Suite 28, St. Augustine, Florida 32086 ("**Grantee**"), the following described real property situated in St. Johns County, Florida (the "**Property**"):

See legal description set forth in Exhibit A attached and incorporated by this reference,

together with all improvements, buildings, structures and fixtures located thereon and the non-exclusive use of all easements, if any, benefitting the Property, along with all and singular, the rights, easements, privileges, and appurtenances and immunities thereto belonging or in any wise appertaining under Grantee and unto Grantee's successor and assigns forever.

The Property is conveyed subject to all matters recorded in the real estate record, all matters known to the Grantee (including the existing recorded and unrecorded leases and their possession of portions of the property pursuant thereto) and the lien of ad valorem taxes attaching to the property for 2021 and subsequent years (the "Permitted Exceptions").

Grantor warrants the title to the Property against any and all acts of Grantor and any persons claiming by, through or under Grantor, but no other.

[SIGNATURE PAGE FOLLOWS]


IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name by its duly authorized general partner the day and year first above written.

|   |  |
|---|--|
| <p><u>Wayne Grovesstein</u><br/>         Witness to signature<br/>         Print Name: <u>Wayne Grovesstein</u></p> <p><u>Donne J. Redd</u><br/>         Witness to signature<br/>         Print Name: <u>Donne J. Redd</u></p> | <p><u>James M. Hull</u><br/>         JAMES M. HULL</p> |
|---|--|

STATE OF GEORGIA  
 COLUMBIA COUNTY

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of December, 2021, by James M. Hull. He is personally known to me.

NOTARY PUBLIC  
Laurie Underwood  
 Notary Public, Columbia County, Georgia  
 My commission expires: 6/30/2025



|   |   |
|---|---|
| <p><u>Wayne Grovesstein</u><br/>         Witness to signature<br/>         Print Name: <u>Wayne Grovesstein</u></p> <p><u>Donne J. Redd</u><br/>         Witness to signature<br/>         Print Name: <u>Donne J. Redd</u></p> | <p>GRANTOR:</p> <p><b>HULL 2000, LLLP</b>, a Georgia limited liability limited partnership</p> <p>By: <u>James M. Hull</u><br/>         Name: James M. Hull<br/>         Its: General Partner</p> |
|---|---|

STATE OF GEORGIA  
 COLUMBIA COUNTY

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of December, 2021, by James M. Hull, as General Partner of Hull 2000, LLLP, a Georgia limited liability limited partnership, on behalf of the partnership. He is personally known to me.

NOTARY PUBLIC  
Laurie Underwood  
 Notary Public, Columbia County, Georgia  
 My commission expires: 6/30/2025




EXHIBIT "A"

THAT CERTAIN PIECE, PARCEL, OR TRACT OF LAND, LYING, BEING AND SITUATE IN ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A parcel of land being a portion of Section 41, Township 7 South, Range 30 East, St. Johns County, Florida, being more fully described as follows:

Commence at the intersection of the south line of said Section 41 and the western right-of-way line of U.S. Highway No. 1, a 200 foot width right-of-way;

Thence N 00° 27' 00" E a distance of 1504.42 feet along the western right-of-way line of U.S. Highway No. 1;

Thence N 89° 33' 10" W a distance of 150.00 feet to the POINT OF BEGINNING of the herein described parcel of land;

FROM THE POINT OF BEGINNING thus established, thence N 89° 33' 10" W a distance of 975.13 feet to the eastern right-of way line of State Road No. S-5A (Country Road No. C-5A, also known as Old Moultrie Road), a 66 foot width right-of-way;

Thence N 00° 28' 30" E a distance of 1272.75 feet on said eastern right-of-way line of State Road No. S-5A to the point of intersection with a curve, concave southeasterly, having a radius of 25.00 feet, said curve being on the southern right-of-way line of Southpark Boulevard, a variable width right-of-way;

Thence northeasterly on said curve to the right having a radius of 25.00', an arc distance of 39.33 feet through a central angle of 90° 08' 30", said arc subtended by a chord bearing N 45° 32' 45" E a distance of 35.40 feet;

Thence S 89° 23' 00" E a distance of 348.22 feet along the southern right-of-way line of Southpark Boulevard;

Thence departing said right-of-way line S 00° 24' 00" W a distance of 250.00 feet;

Thence S 89° 23' 00" E a distance of 150.00 feet;

Thence N 00° 24' 00" E a distance of 250.00 feet to the southern right-of-way line of Southpark Boulevard;

Thence S 89° 23' 00" E a distance of 131.00 feet along the southern right-of-way line of Southpark Boulevard;

Thence departing the southern right-of-way line of Southpark Boulevard S 00° 24' 40" W a distance of 415.00 feet;

Thence S 89° 23' 00" E a distance of 470.00 feet to the western right-of-way line of U.S. Highway No. 1;

Thence S 89° 33' 10" W a distance of 166.48 feet along the western right-of-way line of U.S. Highway No. 1;

Thence departing said right-of-way line N 89° 33' 00" W a distance of 150.00 feet;

Thence S 00° 23' 00" E 185.00 feet;

Thence S 00° 27' 00" W 240.00 feet;

Thence S 89° 33' 00" E a distance of 150.00 feet to the western right-of-way line of U.S. Highway No. 1;

Thence S 00° 27' 00" W a distance of 58.00 feet along the western right-of-way line of U.S. Highway No. 1;

Thence departing said right-of-way line of U.S. Highway No. 1 N 89° 33' 10" W a distance of 150.00 feet;

Thence S 00° 27' 00" W a distance of 230.00 feet to the POINT OF BEGINNING.

Containing 25.87 acres, more or less.

A

# 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

*M Jacobs*  
Legal Clerk

*mmmm*  
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 |              |
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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 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 HILSENBECK, CHAIR      CLAY MURPHY, CHAIR  
FILE NUMBER: REZ-202500014  
PROJECT NAME: Anchor Faith - Mall 2121



Location Map      REZ 2025-14      April 2025      Page 2 of 2