3	**AGENDA ITEM** **ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS**
	Deadline for Submission - Wednesday 9 a.m. – Thirteen Days Prior to BCC Meeting

11/17/2026

BCC MEETING DATE

TO: **Joy Andrews, County Administrator** **DATE:** **October 16, 2026**

FROM: **Saleena Randolph, Senior Planner** **PHONE:** **904 209-0688**

SUBJECT OR TITLE: **REZ 2026-17 Arapaho Commercial**

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

BACKGROUND INFORMATION:

Request to rezone approximately 5.29 acres of land from Open Rural (OR) to Commercial Intensive (CI) with conditions, located at 1470 Arapaho Avenue, 1480 Arapaho Avenue, and an unaddressed Arapaho Avenue parcel. The Planning and Zoning Agency (PZA) considered this request at its regularly scheduled public hearing on October 15, 2026. The Agency discussed potential impacts of an entertainment complex compared to a hotel, including tree preservation, roadway capacity, traffic, access, signalization at U.S. 1, utility availability, and the costs of roadway improvements. Agency members and members of the public also expressed concerns regarding the loss of mature trees, increased traffic, roadway conditions, and the jurisdictional implications of annexation. The applicant indicated that an entertainment complex could provide greater open space than a hotel and agreed to provide a list of prohibited uses consistent with the Agency's discussion. Following deliberation, the Agency recommended approval subject to a condition requiring the applicant to provide a list of prohibited uses. The motion passed by a vote of 6-1, with Members Perkins, Hilsenbeck, Matovina, Green, Labanowski, and Olson in support and Member Spiegel opposed. Based on the hearing discussion, staff has included conditions in the proposed Ordinance to address the prohibited uses.

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 2026-17 Arapaho Commercial based upon four (4) findings of fact and one condition as provided in the Staff Report.
DENY: Motion to deny REZ 2026-17 Arapaho Commercial based upon five (5) findings of fact as provided in the Staff Report.

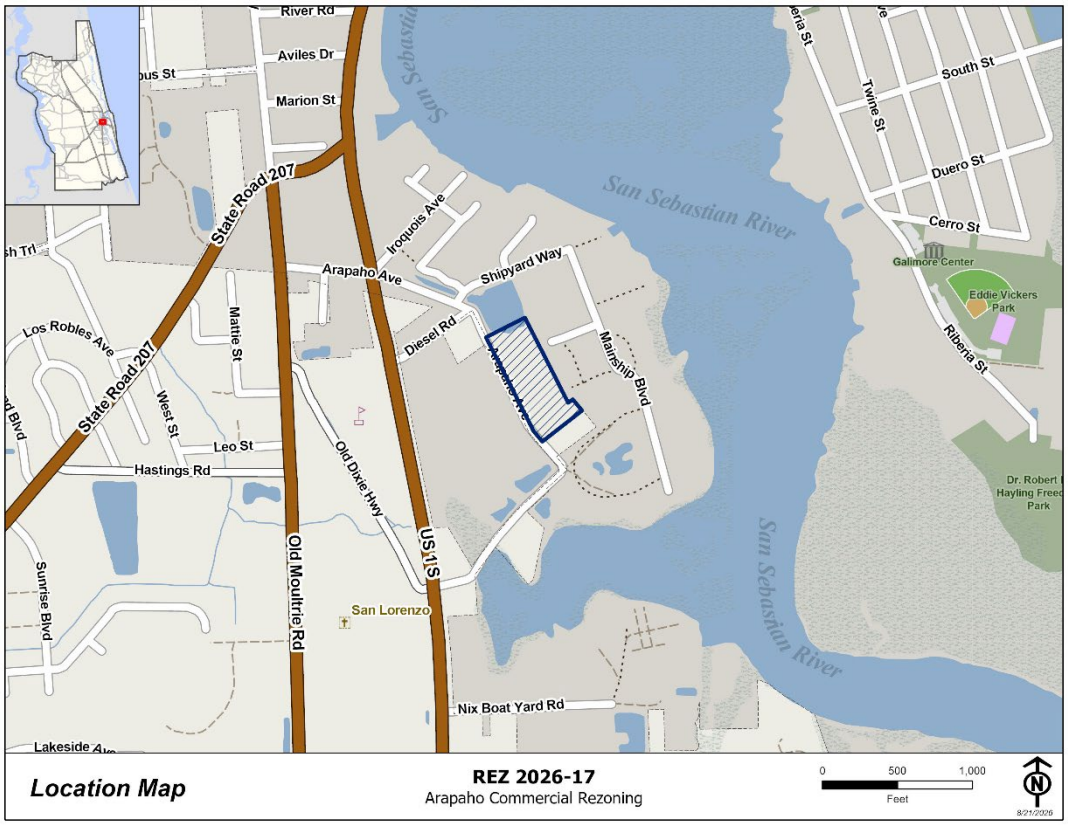
For Administration Use Only:
Legal: Kealey West 11/2/2026 **OMB: ARM 11/3/2026** **Admin: Brad Bradley 11/5/2026**

Growth Management Department
Planning Division Report
Application for Rezoning
REZ 2026-17 Arapaho Commercial

To:	Board of County Commissioners
Through:	Planning and Zoning Agency
From:	Saleena Randolph, Senior Planner
Date:	October 16, 2026
Subject:	**REZ 2026-17 Arapaho Commercial,** a request to rezone approximately 5.29 acres of land from Open Rural (OR) to Commercial Intensive (CI), located at 1470 Arapaho Avenue, 1480 Arapaho Avenue, and an unaddressed Arapaho Avenue parcel.
Applicant:	Zach Miller, Esq., Agent
Owner:	Seed Planting 101, LLC
Hearing Dates:	Planning and Zoning Agency – October 15, 2026 Board of County Commissioners – November 17, 2026
Commissioner District:	District 5

MAP SERIES

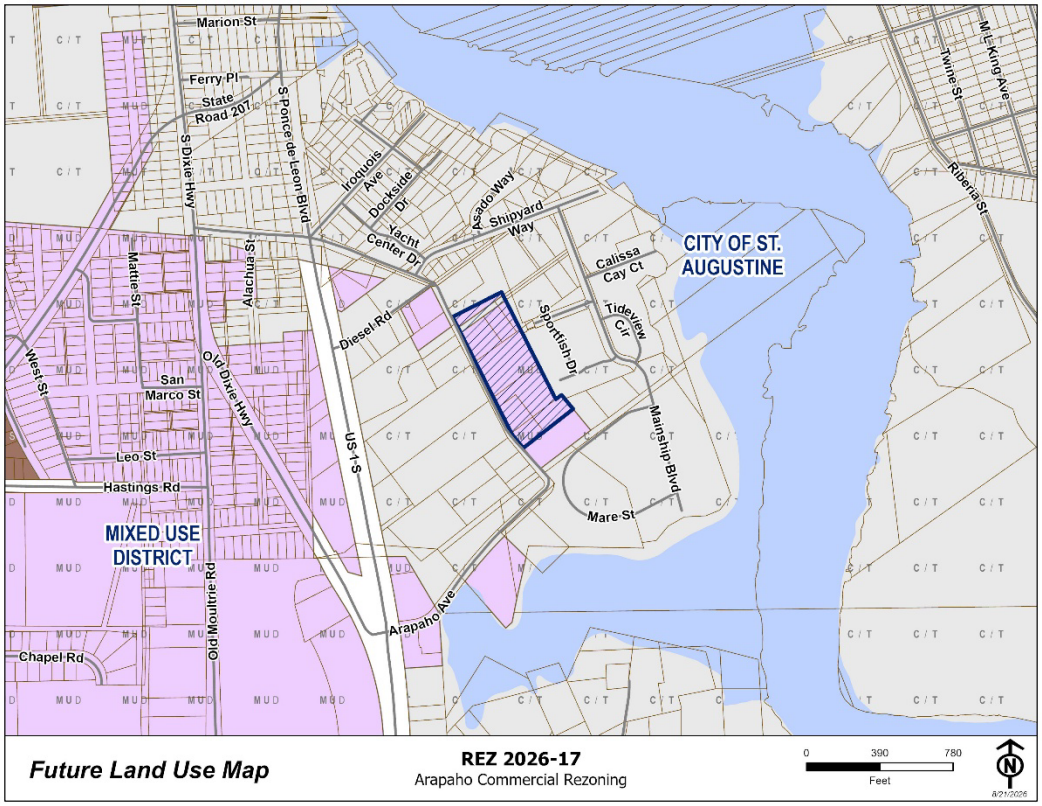
Location: The subject property is located east of U.S. Highway 1 South along Arapaho Avenue, south of State Road 207 and north of Nix Boat Yard Road. The site is addressed as 1470 and 1480 Arapaho Avenue.



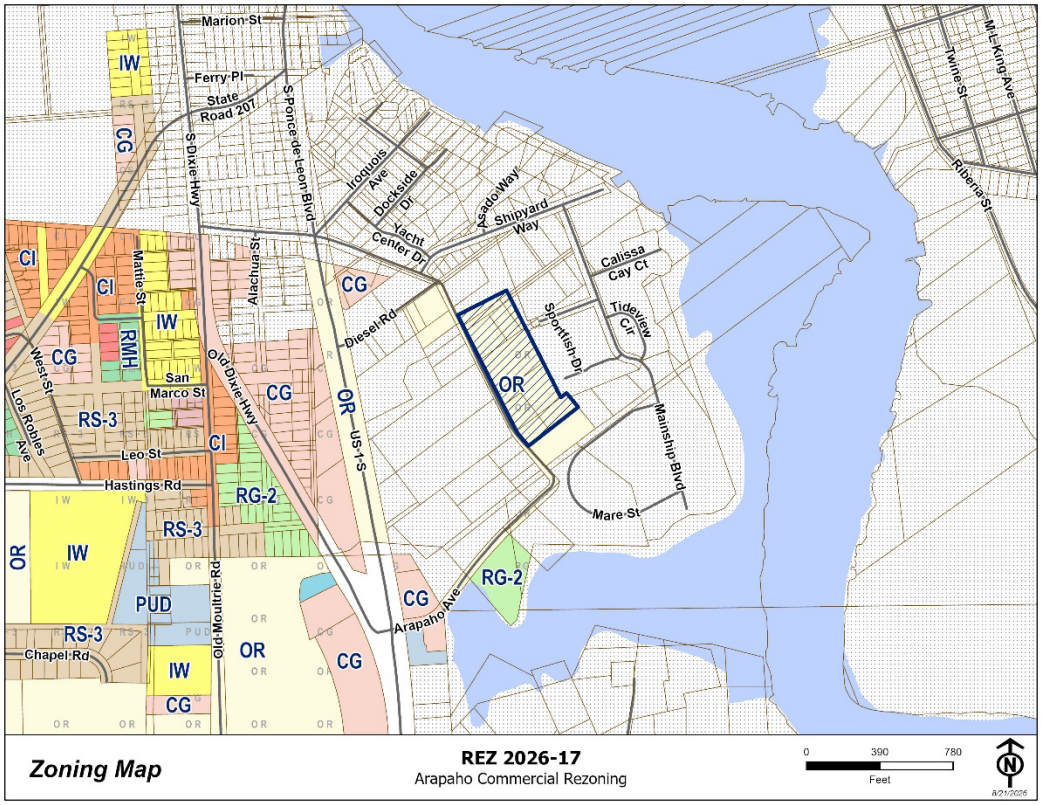
Aerial Imagery: The subject property is approximately 5.29 acres in size. The majority of the site is currently undeveloped. A former body shop was located on the southern portion of the property.



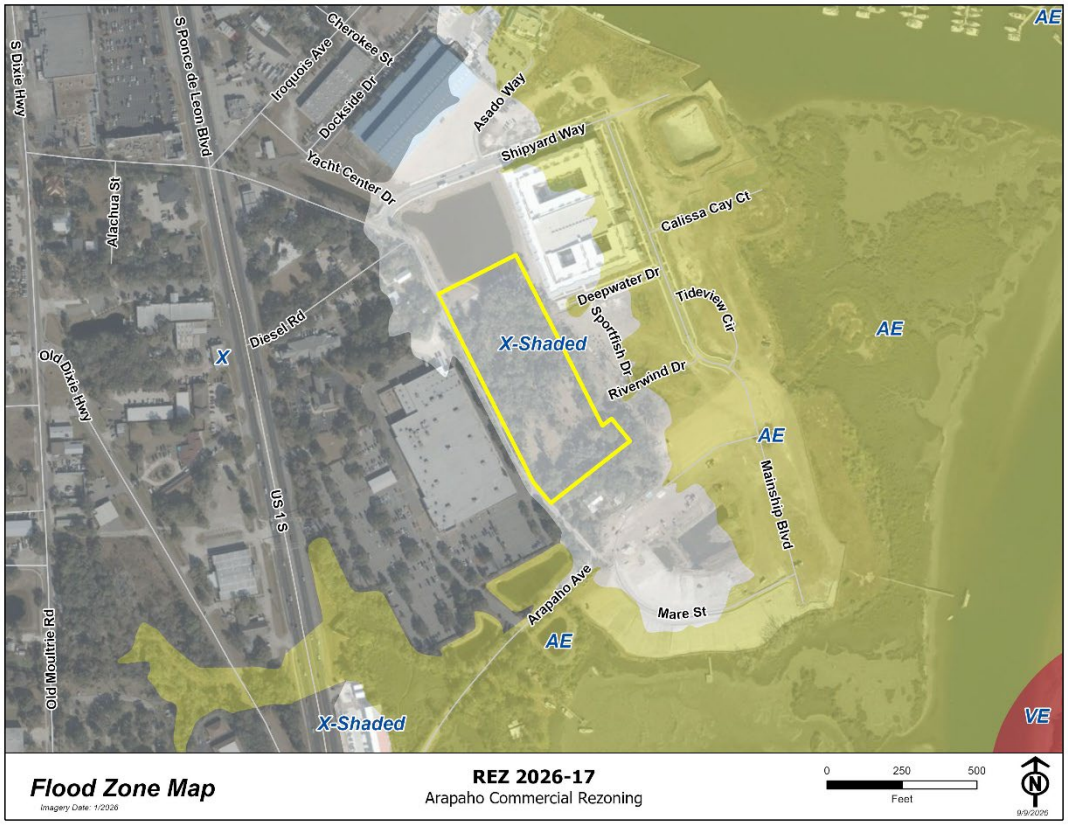
Future Land Use: The subject property is designated Mixed-Use District (MD) on the Future Land Use Map (FLUM). The property immediately south is also designated MD. The properties to the north, east, and west are located within the jurisdiction of the City of St. Augustine.



Zoning District: The subject property is currently zoned Open Rural (OR) with a requested change to Commercial Intensive (CI). Surrounding properties include areas zoned OR, as well as properties located within the jurisdiction of the City of St. Augustine.



Flood Zone: The subject property is located within Flood Zone X-Shaded.



APPLICATION SUMMARY

The applicant states that the subject property is an enclave of unincorporated County land substantially surrounded by the City of St. Augustine and existing urban development, including commercial, multifamily, and PUD development. The applicant notes that the surrounding development pattern is inconsistent with the rural or transitional character typically associated with the existing OR zoning, and that much of the nearby County and City property is zoned for commercial, industrial, or higher-intensity residential uses.

The applicant requests CI zoning to provide greater consistency between the zoning designation and the County's Mixed-Use District (MD) Future Land Use Map designation. The applicant asserts that the request would extend an established commercial development pattern rather than introduce commercial development into an established residential neighborhood. The applicant further states that the proposed zoning is consistent with the MD FLUM designation and therefore does not constitute spot zoning.

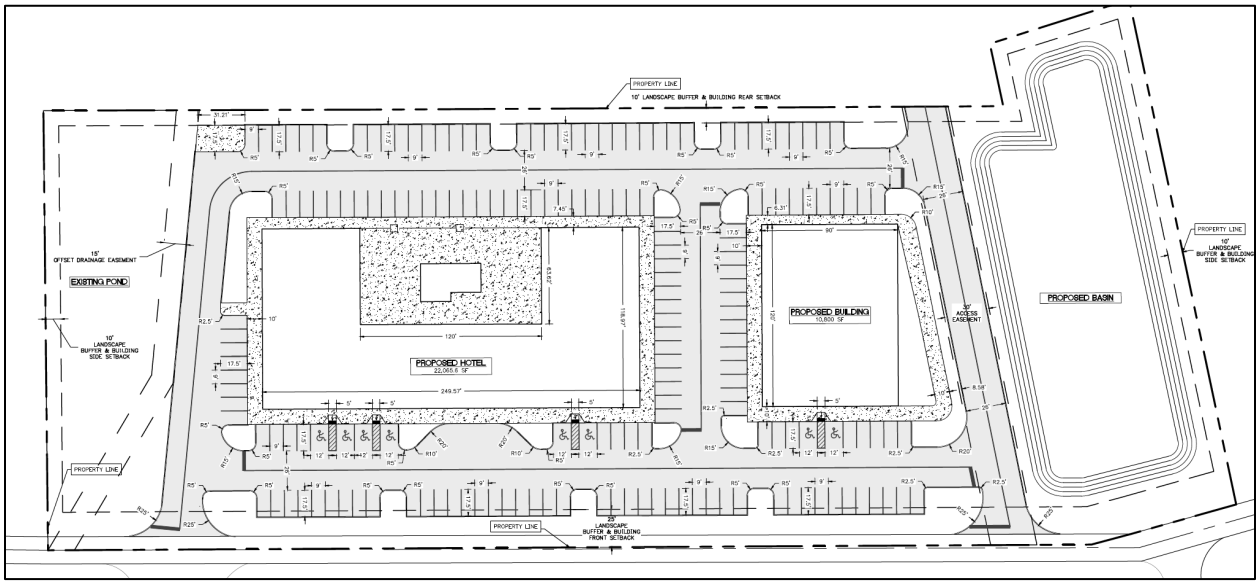
Potential development identified by the applicant includes a hotel with supporting retail and restaurant uses or a mixed entertainment and restaurant district. The applicant indicates that the site's access and configuration would make lower-intensity commercial uses more likely than higher-intensity uses such as gas stations, convenience stores, and drive-through facilities.

Overall, the applicant contends that the proposed CI zoning would better align the property's zoning with its MD FLUM designation and the established development pattern of the surrounding area. The full Narrative, provided by the applicant, is included in **Attachment 2 –Supporting Documents**.

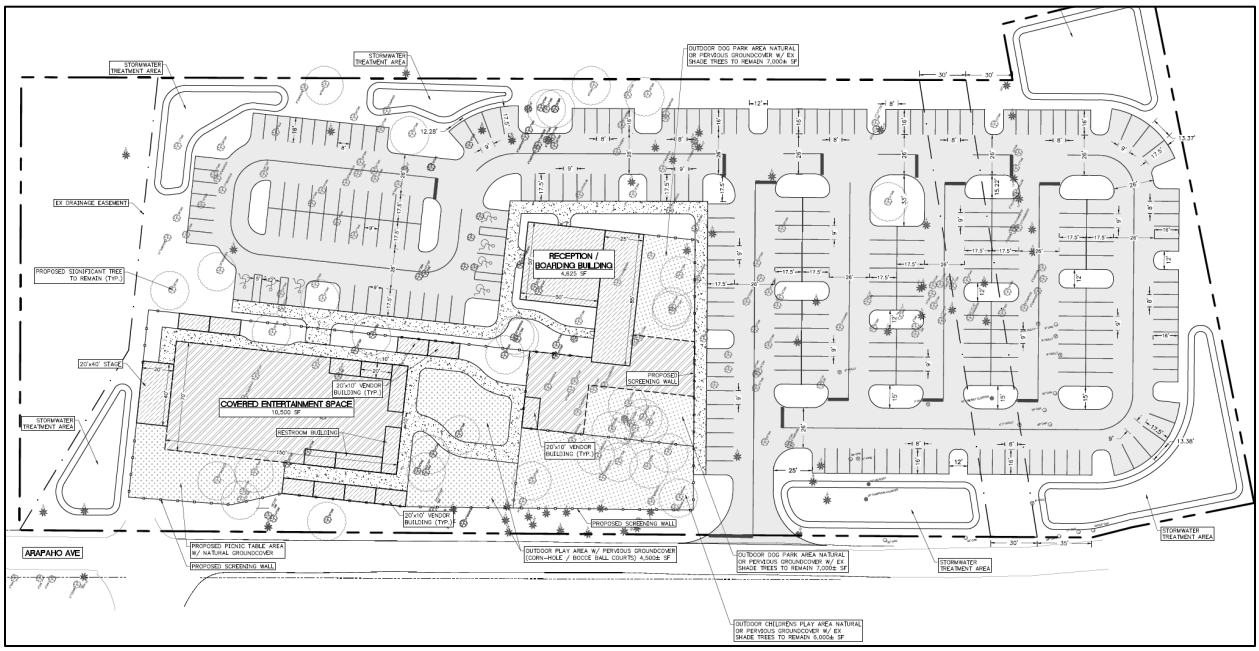
UPDATE at PZA 10/15/2026: During the PZA hearing, the applicant agreed to provide a list of prohibited uses to include: Truck stops, Large vehicle service and/or storage sites, Outdoor contractor storage yards, Automobile body shops, Vehicle sales lots, Gas stations, Car washes, and High-volume drive-throughs. This list has been added as a condition to the Ordinance.

Conceptual Site Plans provided by the applicant:

Conceptual Layout #1 = Hotel



Conceptual Layout #12 = The Block



The applicant has provided the above conceptual site plans illustrating potential development. These concepts include drainage facilities, parking, open space, and landscape buffers along portions of the property adjoining remaining OR-zoned land and multifamily development. The applicant states that any future development would be subject to the County's applicable landscaping, buffering, screening, drainage, and other development regulations at the time of site plan approval. The full Conceptual Site Plans, provided by the applicant, are included in **Attachment 2 –Supporting Documents**.

Please note that site plans are not required as part of a Rezoning application. If the rezoning is approved, use of the site and placement of the buildings may differ from the above drawings; and proposed construction plans will need to meet the requirements found in the Land Development Code.

CRITERIA FOR ACTION

Comprehensive Plan, Policy A.1.4.11 (provided in part)

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

a) 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.

b) 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.

c) A rezoning request shall not be approved if any of the proposed permitted uses or proposed activities results in a public nuisance.

d) A rezoning shall not be approved if it results in urban sprawl determined by Chapter 163, Florida Statutes.

e) A rezoning shall not be approved if it unreasonably or unduly impacts the natural environment.

f) With respect to the foregoing, the following factors may be considered as mitigation in order to negate a possible incompatibility:

1. Permitted uses, structures, and activities allowed within the Future Land Use designation;
2. Building location, dimension, height, and floor area ratio;
3. Location and extent of parking, access drives, loading areas, and service areas;
4. Hours of operation, noise levels, and lighting;
5. Roads, setbacks, buffers, fences, walls, landscaping, parks and open spaces, wetlands, conservation areas, drainage ponds, lakes, and other similar characteristics.

APPLICABLE REGULATIONS

Comprehensive Plan Policy A.1.11.1 (provided in part)

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.1.11.8. 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). Intensity of non-residential uses shall be limited to 75% Impervious Surface Ratio (ISR) and 150% Floor Area Ratio (FAR) as further governed by Policy A.1.13.3.

Comprehensive Plan Policy A.1.11.2 (provided in part)

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.

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 (Fla. 1993). 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 maintain 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).

Fire Services:

ISO's Public Protection Classification (PPC) information plays an important part in the decisions many insurers make affecting the underwriting and pricing of property insurance. ISO analyzes the relevant data and assigns a PPC- grading from 1 (lowest risk) to 10 (highest risk). A higher ISO rating could mean higher homeowner insurance. This information is provided for the consideration of future homeowners. It is important to note, St. Johns County Fire Rescue does and will continue to respond to all properties within the County regardless of the ISO rating.

As of August 2016, ISO applies the following classification to properties in St Johns County:

- Class 3- property within 5 road miles of an existing fire rescue station and within 1000 feet of a creditable water supply such as a fire hydrant, suction point, or dry hydrant.
- Class 3X- property within 5 road miles of an existing fire rescue station but beyond 1000 feet of a creditable water supply.
- Class 10- property beyond 5 road miles of a recognized fire rescue station.

Based on this project submitted, Parcel ID #s 134640-0000, 134670-0000 and 134750-0000, as well as the current primary fire station location at 3370 US 1 S. and creditable water supply, ISO would assign a rating of Class 3.

Technical Division Review:

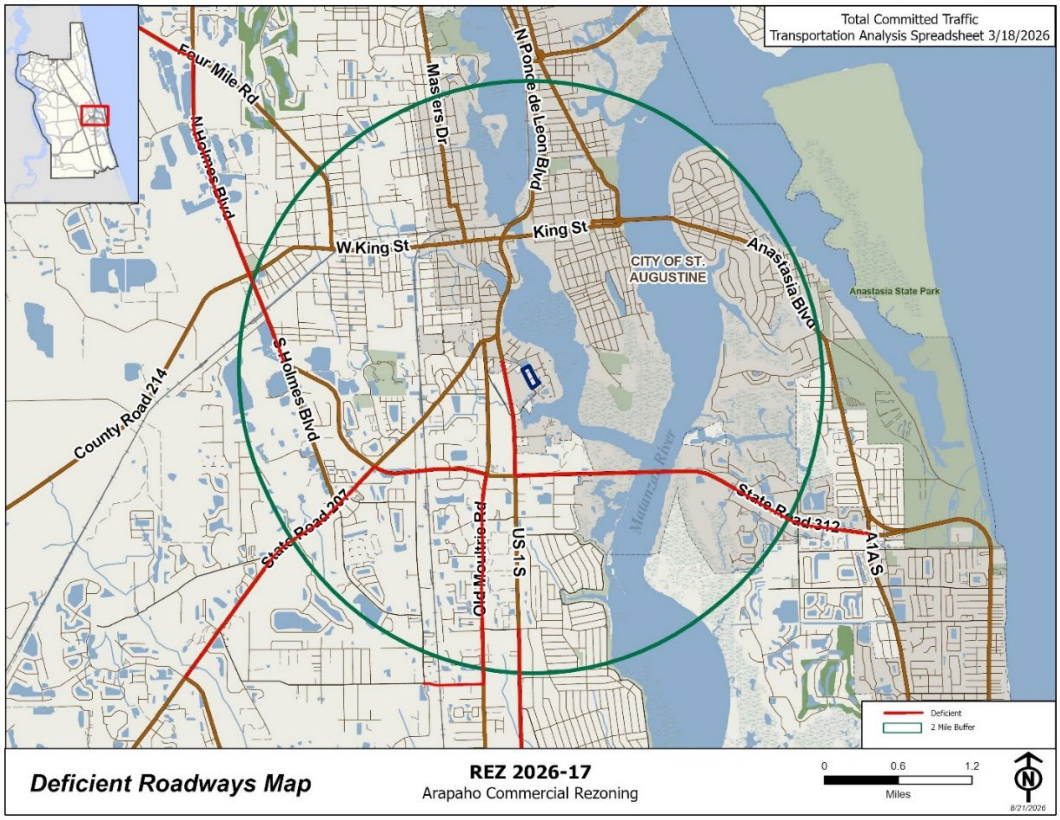
If the Rezoning is approved, future construction submittals shall be in compliance with Land Development Code (LDC) Sections 6.04.05 (Access Management), 6.04.06 (Stormwater Management), 6.04.07 (Roadway Design), and 6.05.05 (Parking and Loading), and all other applicable sections. Technical staff's review of the proposed Rezoning application notes that the existing portion of Arapaho Ave fronting the proposed project site may not meet existing facilities based on a preliminary review of aerial and street view imagery. At the time of Commercial construction plan review, the applicant will be responsible for demonstrating that existing facilities standards have been met by providing verifiable measurements or by upgrading the portions of Arapaho Ave to meet the minimum standard.

Concurrency/Transportation Planning Review:

The applicant is requesting to rezone 5.29 acres from Open Rural to Commercial Intensive. A detailed site access analysis and operational analysis is required prior to Construction Plan approval for all non-residential developments generating 300 or more P.M. peak hour trips to determine if improvements are needed within the immediate impact area to provide for safe and efficient access to the proposed development. Depending on trip generation, improvements to Arapaho Avenue and the US 1 intersection may be required. Any access or improvements on US 1 will be subject to FDOT permitting. The proposed development is exempt from concurrency and is not required to pay proportionate share; however, the proposed development is required to pay road impact fees at the time of permitting for non-residential development.

The directly accessed roadway segment, Link 121 (US 1 from SR 312 to St. Augustine City Limits), is currently operating at 99.6% of capacity based on existing 2025 P.M. peak hour traffic, and 104.7 % of capacity based on total committed peak hour traffic.

Deficient Roadways Map: The following map displays deficient roadway segments within a 2-mile radius of the project boundaries. The proposed development is exempt from concurrency and is not required to pay proportionate share; however, the proposed development is required to pay road impact fees at the time of permitting for non-residential development.



Environmental Division Review:
Three trees on the subject parcels have been designated as Specimen Trees during the review of previous site development plans. A 57" Live Oak, 52" Live Oak and Twin Trunk 27"+ 54" Live Oak. Please be advised at the time of construction plan submittal, any specimen trees on the property shall be preserved out to 100% of their field-measured drip line areas, consistent with Sections 4.01.05.A and 4.01.05.D of the land development code. It is recommended that the applicant contact environmental staff to go over specimen tree requirements early in the development design process.

Historical Preservation Review:
Archaeological review is complete. An archaeological scatter was found on site but no work is further needed shall future development be proposed (Handley & Newman, 2015).

Planning and Zoning Division Review:
The property has a Future Land Use classification of Mixed-Use District (MD). Pursuant to Policies A.1.11.1 and A.1.11.2 of the 2050 Comprehensive Plan, Mixed Use Districts are intended to support a diverse and concentrated mix of residential and non-residential uses while avoiding linear strip development. The Comprehensive Plan further establishes that development intensity should generally be greatest toward the center of the Mixed-Use District and transition to lower-intensity uses toward adjacent properties. Where potential land use incompatibilities may occur, appropriate buffering and site design should be incorporated to protect surrounding properties and maintain the existing community character.

The property is currently zoned Open Rural (OR). The surrounding area consists of a mix of residential and commercial development, with jurisdictional boundaries between the County and City occurring within the vicinity. In 2002, through rezoning application REZ 2022-09, Tag! Children's Museum, a portion of the property was rezoned from Industrial Warehousing (IW) to Open Rural (OR) to accommodate a proposed nonprofit educational and cultural institution. The proposed use was ultimately not developed as anticipated. The applicant is now requesting to rezone the property from Open Rural (OR) to Commercial Intensive (CI). The properties immediately to the east and south are residential in nature. As a result, the proposed rezoning will require applicable incompatibility buffering provisions of LDC Section 6.06.04.A. The required buffer will be determined based on the ultimate use and development of the property and will consist of either a 10/A buffer or 20/B buffer, as applicable.

A 10/A buffer requires a minimum 10-foot-wide buffer with Screening Standard A, which may be satisfied through one of the following: 6-foot-high evergreen plantings providing 75 percent opacity; a 6-foot-high masonry wall; a 6-foot-high solid wood fence; or a 6-foot-high berm, along with required groundcover plantings. A 20/B buffer requires a minimum 20-foot-wide buffer and Screening Standard B, which incorporates all requirements of Screening Standard A and additionally requires a row of evergreen canopy trees with a minimum height of 10 feet, spaced no more than 20 feet apart.

Accordingly, any future development of the property will be required to address compatibility with the adjoining residential properties through the applicable buffering and screening requirements. Compliance with these requirements will be evaluated as part of any future site plan or site modification review and will provide a transition between the proposed commercial use and the adjacent residential properties.

UPDATE at PZA 10/15/2026: During the PZA hearing, the applicant agreed to provide a list of prohibited uses to include: Truck stops, Large vehicle service and/or storage sites, Outdoor contractor storage yards, Automobile body shops, Vehicle sales lots, Gas stations, Car washes, and High-volume drive-throughs. This list has been added as a condition to the Ordinance.

Figures 1 and 2 provide a compatibility analysis and map of adjacent lands. The subject property is surrounded by existing Multi-Family Residential (City of St. Augustine jurisdiction), Commercial Retail (City of St. Augustine jurisdiction) and a Single Family Residential homesite.

Figure 1: Compatibility Analysis

Criteria	Subject Property	East	South	West (across Arapaho Avenue)	North
Current / Proposed Zoning	Currently: Open Rural (OR) Proposed: Commercial Intensive (CI)	City of St. Augustine jurisdiction; Residential General Office (RGO)	OR	City of St. Augustine jurisdiction; PUD	City of St. Augustine jurisdiction; Residential General Office (RGO)
FLUM	Mixed Use District (MD)	City of St. Augustine jurisdiction; Residential Medium Density/Mixed-Use	MD	City of St. Augustine jurisdiction; Commercial Medium Intensity	City of St. Augustine jurisdiction; Residential Medium Density/Mixed-Use
Current / Proposed Use	Proposed: Commercial Development	Currently: Multi-Family Residential and plans for additional Townhomes and a Park	Currently: Single Family Residential	Currently: Target Commercial Retail Store	Currently: Retention Pond for adjacent eastern Multi-Family Residential

Figure 2: Compatibility Map

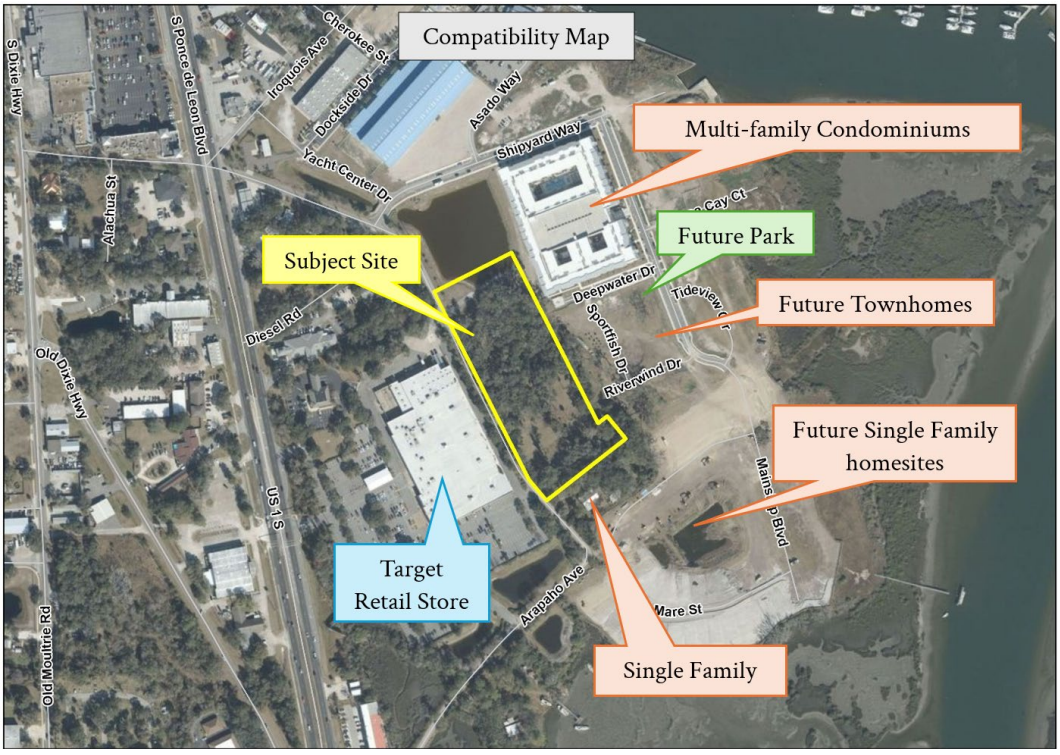


Figure 3 depicts the uses allowed within the current zoning classification of Open Rural (OR) in comparison to the proposed rezoning classification of Commercial Intensive (CI).

Figure 3: Zoning Designation Allowable Use Comparison

Permitted Use Categories	CI (proposed)	OR (current)
Residential	X *	X
Agricultural		X **
Cultural / Institutional		X
Neighborhood Business	X ^	
General Business	X ^	
High Intensity Commercial	X ^	
Highway Commercial	X ^	
Mining & Extraction		X
Office & Professional	X	
Outdoor / Passive		X
Neighborhood Public Service	X ^	X
General Public Service	X ^	
Regional Business & Commercial	X	
Regional Cultural & Entertainment	X	
Solid Waste & Correctional Facilities		X ***

* = single family or two-family dwelling unit permitted as an accessory to the commercial use and for occupancy by owners/employees (LDC 2.02.04.C.2)
** = when not incompatible with the surrounding area [Comp Plan Policy A.1.13.1(p)]
*** = when not incompatible with the surrounding area and subject to Policy A.1.11.9 [Comp Plan Policy A.1.13.1(p)]
^ = conditional zoning added at PZA 10/15/2026; see list of prohibited uses

Figure 4 depicts the development standards required within the current zoning classification of OR in comparison to the proposed standards allowed in the rezoning classification of CI.

Figure 4: Designation Development Standards Comparison

Development Standard	CI (proposed)	OR - Single Family or Mobile Home (current)	OR – All Other Uses (current)
Minimum Lot Width:	N/A	100 ft	100 ft
Minimum Lot Area:	N/A	1 acre	1 acre
Maximum Lot Coverage by All Buildings:	N/A	35%	20%
Maximum Floor Area Ratio (FAR):	50%	150% **	150% **
Maximum Impervious Surface Ratio (ISR):	75%	70%	75%
Minimum Setbacks:	Front: 15 ft Side: 5 ft Rear: 10 ft	Front: 25 ft Side: 10 ft Rear: 10 ft	Front: 25 ft Side: 10 ft Rear: 10 ft
Maximum Height of Structures:	40-60 ft * +	35 ft	None +

* = the structure may exceed the prescribed maximum height of 40 feet; A 5 feet additional setback shall be required for each 5 feet of structure height above the prescribed maximum height up to a maximum increase of 20 feet (LDC Table 6.01)
** = per Mixed Use District FLUM
+ = maximum height of structure is 35 feet unless protected with an automatic sprinkler (LDC Table 6.01)

PLANNING AND ZONING AGENCY HEARING

The Planning and Zoning Agency (PZA) considered this request at its regularly scheduled public hearing on October 15, 2026. The Agency discussed potential impacts of an entertainment complex compared to a hotel, including tree preservation, roadway capacity, traffic, access, signalization at U.S. 1, utility availability, and the costs of roadway improvements. Agency members and members of the public also expressed concerns regarding the loss of mature trees, increased traffic, roadway conditions, and the jurisdictional implications of annexation. The applicant indicated that an entertainment complex could provide greater open space than a hotel and agreed to provide a list of prohibited uses consistent with the Agency's discussion. Following deliberation, the Agency recommended approval subject to a condition requiring the applicant to provide a list of prohibited uses. The motion passed by a vote of 6-1, with Members Perkins, Hilsenbeck, Matovina, Green, Labanowski, and Olson in support and Member Spiegel opposed. The list of prohibited uses has been included as a condition to the Ordinance.

PLEASE NOTE: Although the applicant submitted two conceptual site plans depicting a hotel and an entertainment complex, the proposed rezoning would not be limited to these two development scenarios. If approved, any use permitted within the CI zoning district would be allowed, except for those specifically prohibited by the conditional rezoning.

CORRESPONDENCE/PHONE CALLS

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

ACTION

Staff offers four (4) findings of fact to support a motion to approve or five (5) findings of fact to deny. 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 2026-17 Arapaho Commercial Rezoning

APPROVE	DENY
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 **Commercial, Intensive (CI) with conditions** is consistent with the Comprehensive Plan, in that: a) The rezoning is compatible and complementary to conforming adjacent land uses. (Objective A.1.4.11) b) The rezoning encourages an efficient and compact land use pattern and supports balanced growth and economic development. (Objective A.1.13) c) The proposed project is consistent with the goals, policies, and objectives of the 2050 St. Johns County Comprehensive Plan.	2. The rezoning to **Commercial, Intensive (CI) with conditions** is not consistent with the Comprehensive Plan, in that: a) The rezoning is not compatible and not complementary to conforming adjacent land uses. (Objective A.1.4.11) b) The rezoning does not encourage an efficient and compact land use pattern and does not support balanced development. (Objective A.1.13) c) The proposed project is not consistent with the goals, policies, and objectives of the 2050 St. Johns County Comprehensive Plan.
3. The rezoning to **Commercial, Intensive (CI) with conditions** is consistent with the St. Johns County Land Development Code.	3. The rezoning to **Commercial, Intensive (CI) with conditions** is not consistent with the St. Johns County Land Development Code.
4. The zoning district of **Commercial, Intensive (CI) with conditions** is consistent with the land uses allowed in the land use designation of **Mixed-Use District (MD)** as depicted on the 2050 Future Land Use Map.	4. The zoning district of **Commercial, Intensive (CI) with conditions** is not consistent with the land uses allowed in the land use designation of **Mixed-Use District (MD)** as depicted on the 2050 Future Land Use Map.
	5. Consistent with Board of County Commissioners of Brevard County v. Snyder, 627 So. 2d 469, the Board finds a legitimate public purpose in keeping the existing zoning.

PROPOSED CONDITIONS
REZ 2026-17 Arapaho Commercial Rezoning

Prohibited uses and activities include:

1. Truck stops,
2. Large vehicle service and/or storage sites,
3. Outdoor contractor storage yards,
4. Automobile body shops,
5. Vehicle sales lots,
6. Gas stations,
7. Car washes, and
8. High-volume drive-throughs

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 OPEN RURAL (OR) TO COMMERCIAL, INTENSIVE (CI) WITH CONDITIONS; MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA:

WHEREAS the development of the lands within this rezoning shall proceed in accordance with the application, dated July 13, 2026, in addition to supporting documents and statements from the applicant, which are a part of Zoning File **REZ 2026-17 Arapaho Commercial Rezoning**, 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) with conditions** is consistent with the Comprehensive Plan, in that:

   (a) The rezoning is compatible and complementary to conforming adjacent land uses. (Objective A.1.4.11)

   (b) The rezoning encourages an efficient and compact land use pattern and supports balanced growth and economic development. (Objective A.1.13)

   (c) The proposed project is consistent with the goals, policies and objectives of the 2050 St. Johns County Comprehensive Plan.

3. The rezoning to **Commercial, Intensive (CI) with conditions** is consistent with the St. Johns County Land Development Code.

4. The zone district of **Commercial, Intensive (CI) with conditions** is consistent with the land uses allowed in the Future Land Use Map designation of Mixed-Use District (MD), as depicted on the 2050 Future Land Use Map.

SECTION 2. Pursuant to this application **File Number REZ 2026-17 Arapaho Commercial Rezoning** the zoning classification of the lands described within the attached legal description, Exhibit "A", **is hereby changed to Commercial, Intensive (CI) with the following conditions:**

Prohibited uses and activities include:

1. Truck stops,
2. Large vehicle service and/or storage sites,
3. Outdoor contractor storage yards,
4. Automobile body shops,
5. Vehicle sales lots,
6. Gas stations,
7. Car washes, and
8. High-volume drive-throughs

SECTION 3. To the extent that they do not conflict with the unique, specific and detailed provisions of this Ordinance, all provisions of the Land Development Code as such may be amended from time to time shall be applicable to development of property referenced herein except to the degree that development may qualify for vested rights in accordance with applicable ordinances and laws. Notwithstanding any provision of this Ordinance, no portion of any concurrency provision or impact fee ordinance, building code, Comprehensive Plan or any other non-Land Development Code ordinance or regulation shall be deemed waived or varied by any provision herein. Notwithstanding any provision of this Ordinance, no portion of any use restriction, title conditions, restriction or covenant shall be deemed waived or varied by any provision herein.

SECTION 4. It is the intent of the St. Johns County Board of County Commissioners that scriveners and typographic errors which do not change the tone or tenor of this Ordinance may be corrected during codification and may be authorized by the County Administrator or designee, without public hearing, by filing a corrected or recodified copy of the same with the Clerk of the Board.

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

SECTION 6. This Ordinance shall be recorded in a book kept and maintained by the Clerk of the Board of County Commissioners of St. Johns County, Florida, in accordance with Section 125.68, Florida Statutes.

SECTION 7. Upon the effective date of this Ordinance, the zoning classification shall be recorded on the Zoning Atlas.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA THIS _____DAY OF _____2026.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

BY: _____
Chair

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

BY: _____
Deputy Clerk

EFFECTIVE DATE: _____

Exhibit A

COMBINED LEGAL DESCRIPTION OF ALL PROPERTIES
JULY 13, 2026

A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3757, PAGE 1474 OF SAID PUBLIC RECORDS, LYING IN SECTION 40, TOWNSHIP-7-SOUTH, RANGE-30-EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF ARAPAHO AVENUE (A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 1 (A 150 RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF ARAPAHO AVENUE THE FOLLOWING COURSES: SOUTH 68°21'25" EAST, 251.47 FEET; THENCE SOUTH 53° 15'1 0" WEST, 8.50 FEET; THENCE SOUTH 68°29'21" EAST, 403.09 FEET; THENCE SOUTH 26°52'42" EAST, 205.14 FEET TO THE POINT OF BEGINNING; THENCE NORTH 63°08'43" EAST, DEPARTING SAID RIGHT-OF-WAY LINE, 291.11 FEET; THENCE SOUTH 26°51 '17" EAST, 638.42 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3757, PAGE 1474; THENCE ALONG LAST SAID SOUTHERLY LINE THE FOLLOWING COURSES: SOUTH 52°47'10" WEST, 153.03 FEET; THENCE NORTH 37°51'51" WEST, 149.06 FEET; THENCE SOUTH 54°09'18" WEST, 113.28 FEET TO ITS INTERSECTION WITH THE AFOREMENTIONED NORTHEASTERLY RIGHT-OF-WAY LINE OF ARAPAHO AVENUE; THENCE NORTH 26°52'42" WEST, ALONG LAST SAID RIGHT-OF-WAY LINE, 537.32 FEET TO THE POINT OF BEGINNING

TOGETHER WITH:

FOLLOWING DESCRIBED LAND, SITUATE, LYING AND BEING IN ST. JOHNS COUNTY, FLORIDA TO-WIT:

PART OF THE MANUEL SOLANO GRANT, SECTION 40, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCING AT A MARKED POST IN THE NORTH LINE OF PROPERTY OF ROGERO IN SECTION 40, TOWNSHIP 7 SOUTH OF RANGE 30 EAST, 867.3 FEET WESTERLY FROM SAID ROGERO'S NORTHEAST CORNER; RUN THENCE SOUTH 52 DEGREES 15 MINUTES WEST ALONG THE NORTH LINE OF ROGERO 159.2 FEET TO THE CENTER OF COUNTY ROAD; THENCE NORTH 27 DEGREES 40 MINUTES WEST 151.3 FEET ALONG CENTER OF SAID ROAD TO A STAKE; THENCE NORTH 52 DEGREES 15 MINUTES EAST 133.2 FEET TO A STAKE; THENCE SOUTH 37 DEGREES 45 MINUTES EAST 149 FEET TO THE PLACE OF BEGINNING. (EXCEPTING PART THEREOF LYING WITHIN THE BOUNDARIES OF COUNTY ROAD).

TOGETHER WITH:
A PARCEL OF LAND SITUATED IN LOT 11, M. SOLANA GRANT, SECTION 40, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF SAID LOT 11 WITH THE EASTERLY RIGHT OF WAY LINE OF ARAPAHO AVENUE (A VARIABLE WIDTH RIGHT OF WAY), AS IT CURRENTLY EXISTS, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5905, PAGE(S) 1045 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 53°02'41" EAST, ALONG THE NORTH

LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5905, PAGE(S) 1045, A DISTANCE OF 332.64 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 779, PAGE(S) 1156 OF SAID PUBLIC RECORDS; THENCE NORTH 39°23'22" WEST, ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 779, PAGE(S) 1156, ALSO BEING THE WEST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5905, PAGE(S) 1045, A DISTANCE OF 151.77 FEET TO THE NORTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 779, PAGE(S) 1156 AND THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED PARCEL OF LAND; THENCE SOUTH 53°13'32" WEST, ALONG THE NORTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 779, PAGE(S) 1156, A DISTANCE OF 333.48 FEET TO SAID EASTERLY RIGHT OF WAY LINE OF ARAPAHO AVENUE; THENCE NORTH 39°39'55" WEST, A DISTANCE OF 91.86 FEET TO AN ANGLE POINT IN SAID RIGHT OF WAY LINE; THENCE NORTH 26°43'08" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF ARAPAHO AVENUE, A DISTANCE OF 8.39 FEET TO THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5320 PAGE(S) 589 OF SAID PUBLIC RECORDS; THENCE NORTH 53°13'32" EAST, ALONG THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5320 PAGE(S) 589 AND LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4143 PAGE(S) 863 OF SAID PUBLIC RECORDS, A DISTANCE OF 332.08 FEET TO THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4829, PAGE(S) 344 OF SAID PUBLIC RECORDS; THENCE SOUTH 39°23'22" EAST, ALONG THE WEST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4829 PAGE(S) 344 AND OFFICIAL RECORDS BOOK 5905 PAGE(S) 1045, A DISTANCE OF 100.10 FEET TO THE POINT OF BEGINNING.

END DOCUMENTS
TO BE RECORDED

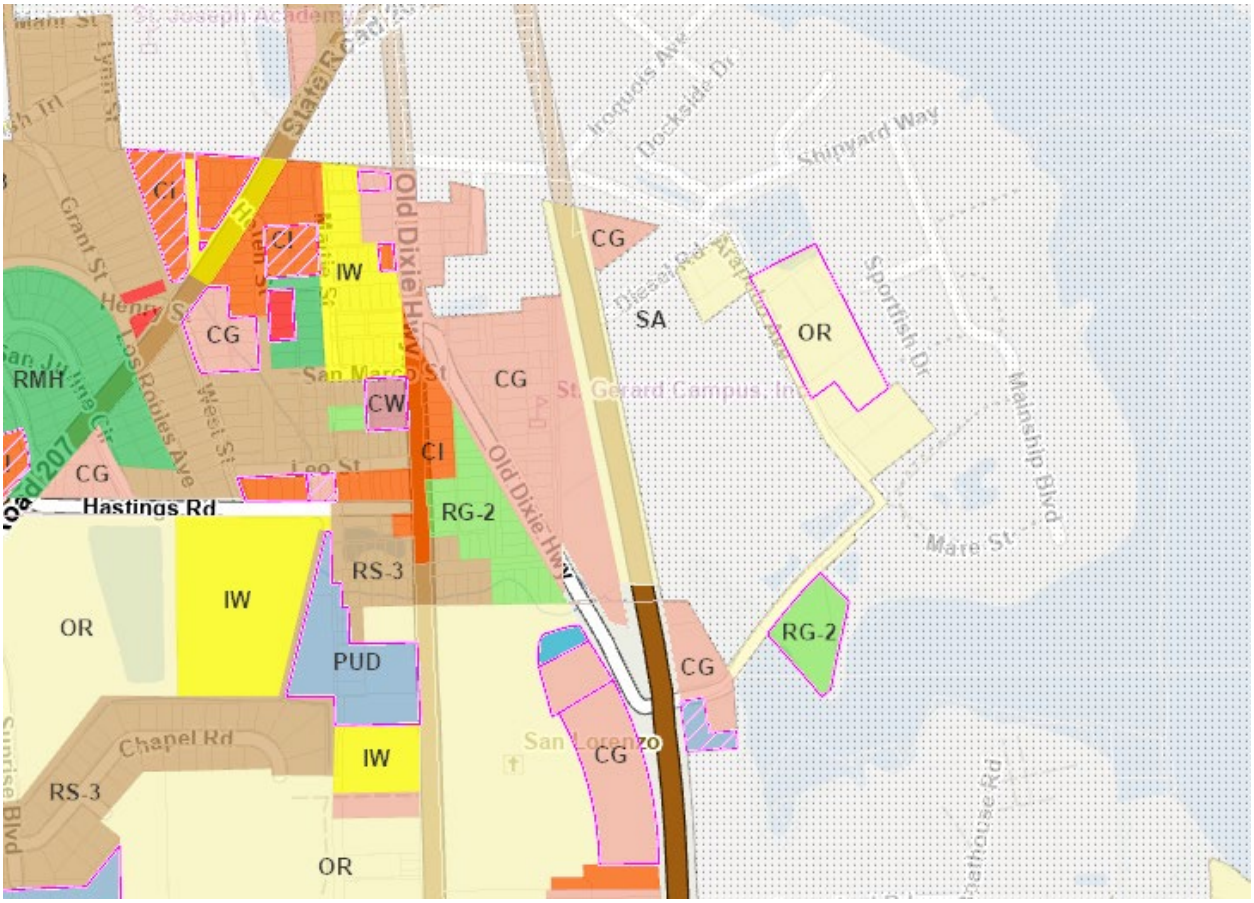
ATTACHMENT 2
SUPPORTING DOCUMENTS

A narrative summary (on a separate piece of paper) that explains the reasons for the proposed rezoning; any conditions you are agreeing to; discussing any buffers you agree to; whether this is spot zoning; will the zoning produce an incompatibility or deviation from an established and orderly development; will the zoning and proposed use produce significant adverse impacts upon property values of the adjacent or nearby properties; will the zoning and proposed use detract 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.

Reasons for the proposed rezoning

The property is uniquely situated because it is substantially surrounded by the City of St. Augustine and by existing urban development. The surrounding development pattern has evolved well beyond the type of rural or transitional setting typically associated with the existing OR zoning district. Approval of the requested CI zoning will allow the zoning map to more accurately reflect both the County's Mixed Use Future Land Use designation and the established character of the surrounding area while remaining subject to all applicable development regulations at the time of site plan approval

The property is essentially an enclave of unincorporated property that is surrounded by the City of St. Augustine. The majority of property near the property that is within the county jurisdiction is zoned some form of commercial or industrial. Please see map below.



The property is near to the Southerly at the Shipyard which is an approximately 270 unit apartment complex. The property is also across the street from a target.

As to the zoning of the adjacent property within the City of St. Augustine limits, the property immediately to the east is zoned PUD for commercial uses. The property to the south is zoned PUD. The property to the east is zoned RGO and the property to the north is zoned RGO and

Although the CI district permits a variety of commercial uses, the physical characteristics of the site, including its access and configuration, make lower-intensity commercial uses such as lodging, restaurants, offices and neighborhood-serving commercial uses substantially more likely than commercial uses such as: gas stations, convenience stores, drive-thrus and similar uses.

The most likely commercial uses that will be developed on the property under the CI zoning are hotel with some supporting retail/restaurant uses or mixed entertainment and restaurant district similar to the The Block Jax: Jacksonville Outdoor Event Space & Dog Park located near on the southside of Jacksonville at 7520 Quarter Mill Drive Jacksonville, FL 32256. Attached are site plans depicting both uses.

Buffers

Given that the property is bounded to the west by the back of a Target store, it is unlikely that any buffering would be necessary at that boundary. However, any future development will comply with the County's landscaping, buffering, and screening requirements applicable at the time of development approval.

One conceptual layout illustrating a potential hotel development has been provided to demonstrate that a commercial development can be designed in a manner compatible with adjacent properties. The plan shows, a drainage facility would be utilized on the southern end of the property which would act as a buffer from any properties that are remaining OR. The same site plan shows a landscape buffer near the multi-family which already has a separate tract that acts as a buffer (see parcel ID 1343900010).

One conceptual plan for the proposed mixed entertainment district, a drainage facility, and less intense uses would be located on the southern portion of the property and parking and open space is located at the southern boundary of the property which would also act as a buffer from the remaining OR.

Spot Zoning

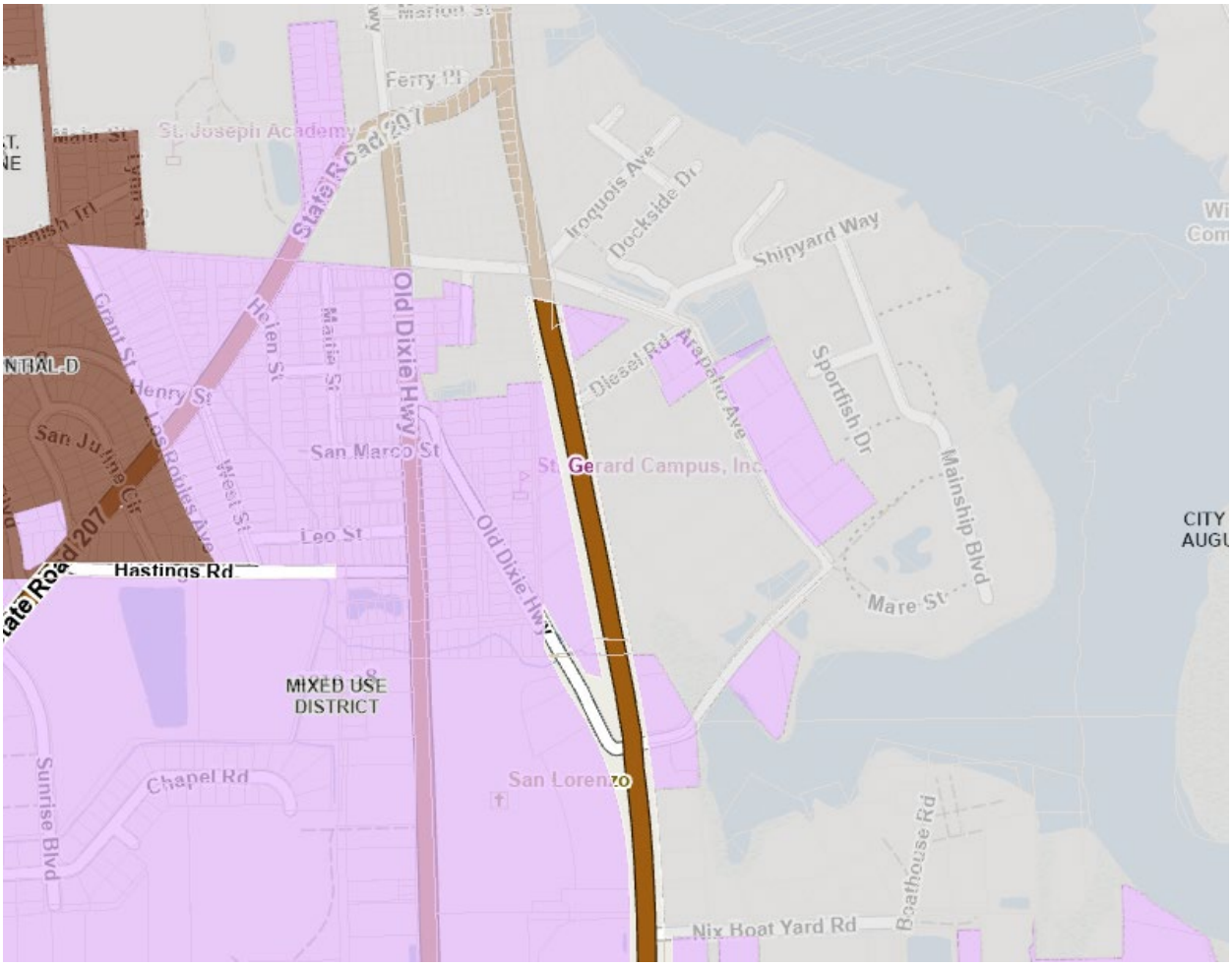
The property is designated Mixed Use land use on the County's comprehensive plan. This request is not an isolated commercial intrusion into an established residential area. Rather, it extends an existing commercial pattern already established on surrounding properties which complements high density residential development nearby.

The following policies apply to the Mixed-Use land use category:

> A¡7¡77¡7¡.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¡7¡77¡❹¡.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.(79).units.per.net.acre.plus.any.applicable.wetland?.or.affordable~~-w~~workforce~~-m~~issing.middle.housing.density.bonuses¡.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.❸❶↘.Impervious.Surface.Ratio.(ISR).and.7❶6↘.Floor.Area.Ratio.(FAR).as.further.governed.by.Policy.A¡7¡79¡9

A¡7¡77¡8¡. 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¡

The proposed zoning of CI is consistent with the Mixed-Use land use district. Indeed, all of the nearby commercial zonings districts, including CI, are located within the Mixed-Use district. Please see map below.



“Spot zoning” is the name given to the piecemeal rezoning of small parcels of land to a greater density, leading to disharmony with the surrounding area. “Spot zoning” is usually

thought of as giving preferential treatment to one parcel at the expense of the zoning scheme as a whole. Sw¡.Ranches.Homeowners.Asso¡.v¡.Cty¡.of.Broward, 502 So. 2d 931 (Fla. 4th DCA 1987).

As a matter of law, a zoning change does not constitute spot zoning where it is consistent with the purposes of the comprehensive plan. Town.of.Juno.Beach.v¡.McLeod, 832 So. 2d 864 (Fla. 4th DCA 2002).

The Mixed Use District is one of the County's highest intensity future land use designations and expressly contemplates commercial, office, industrial, and residential uses. As such the current designation of OR is inconsistent with the policies set forth above. Designating the property as CI is consistent with the County's comprehensive plan and therefore, by law, is not spot zoning.

The Future Land Use Map represents the County's legislative determination regarding the long-term character of this area. The requested CI zoning implements—not changes—that legislative decision. The existing OR zoning predates much of the surrounding urban development and is less reflective of the area's current development pattern than the requested CI zoning. The request therefore promotes internal consistency between the Future Land Use Map and the zoning atlas.

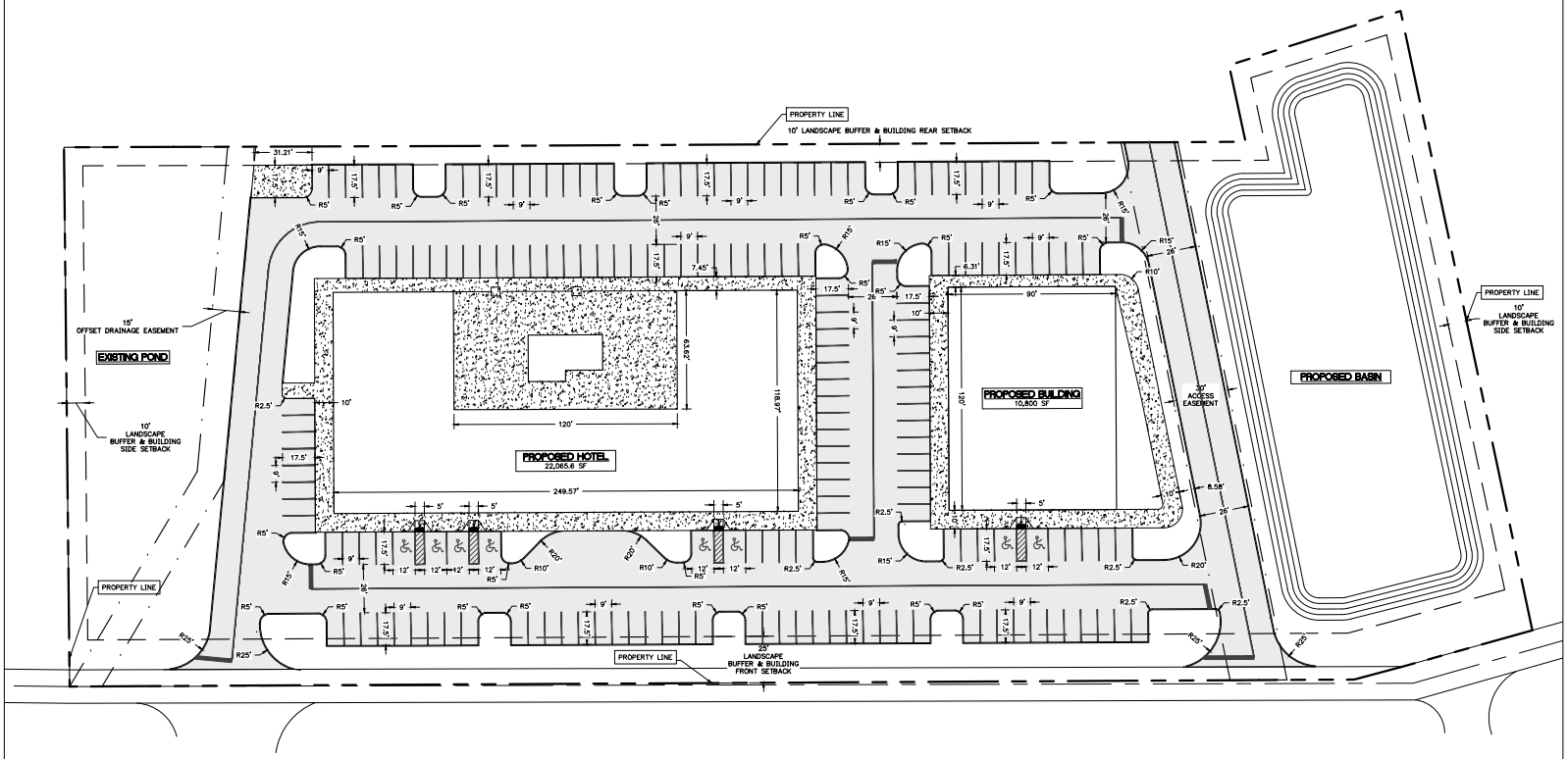
Will the zoning produce an incompatibility or deviation from an established and orderly development.

The property does not exist within an established single-family neighborhood. Rather, it is surrounded by urban development including regional retail, multifamily residential, commercial PUDs, and other commercial and industrial zoning districts. The requested CI zoning therefore represents a continuation of the existing development pattern rather than an expansion of commercial development into an undeveloped or residential area. Target and various commercial uses are to the immediate west and north. Multi-family is to the immediate east. The designation of this property as Mixed-Use on the County's Comprehensive Plan reflects a legislative edict from the County that this property is appropriate for commercial development at similar scale and intensity as the other developed properties in the area.

Will.the.zoning.and.proposed.use.produce.significant.adverse.impacts.upon.property.values.of.the.adjacent.or.nearby.properties·.will.the.zoning.and.proposed.use.detract.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¡

Commercial development already surrounds much of the property. The proposed developments will complement the existing uses in the area. The proposed mixed use entertainment complex will provide activities for residents in the area. The proposed hotel

will be a low peak hour generator of traffic and will provide another hotel option to support St. Augustine and the surrounding area's tourism dependent industries.



LEGEND

PROPOSED CONCRETE

PROPOSED ASPHALT PAVEMENT

SITE DATA:

1. PROJECT DESCRIPTION:

   THIS PROJECT FALLS WITHIN THE JURISDICTIONAL AUTHORITY OF ST. JOHNS COUNTY

2. TAX PARCEL NO.: 1346400000, 1346700000, 1347500000

3. TYPE / ZONING: OR

4. TOTAL SITE AREA: 5.23 AC.

5. GROSS FLOOR AREA: 0.76 AC. = 14.5% (MAX. = 20%)

   HOTEL FLOOR AREA: 0.51 AC.

   COMMERCIAL FLOOR AREA: 0.25 AC.

6. PARKING REQUIREMENTS (PER ST. JOHNS COUNTY)

   HOTEL REQUIREMENT: 1 SPACE PER SLEEPING ROOM = (125 ROOMS = 125 SPACES)

   COMMERCIAL SHOPPING CENTER REQUIREMENTS: 1 SPACE PER 250 SF OF NON-STORAGE FLOOR AREA

   10,800 SF / 250 SF = 43 + (.80--.90)(NON-STORAGE) = 35-39 SPACES REQUIRED

   PARKING REQUIRED: 165 PARKING SPACES

   PARKING PROVIDED: 172 PARKING SPACES

   ADA PARKING SPACE PROVIDED: 8 PARKING SPACES

7. DEVELOPMENT DATA:

TOTAL SITE AREA = 227,818.8 SF = 5.23 AC.

TOTAL PROPOSED IMPERVIOUS AREA = 127,388.60 SF= 2.92 AC.= 55.83%

TOTAL PROPOSED BUILDING AREA = 32,865.6 SF = 0.75 AC. = 14.34%

N

30' 15' 0 30' 60' 90'

SCALE 1" = 30'

REVISIONS				
NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: TIMOTHY J. BOEHLEIN, P.E. FLORIDA LICENSE NO. 96416

JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES

3530 NW 43rd Street | Gainesville, Florida 32606
4420 US-1 S, Suite 1 | St. Augustine, Florida 32086
Gainesville: (352) 375-8999 | St. Augustine: (904) 794-9999
Toll Free: (844) Go-JBPro | E-mail: contact@jbpro.com

SHEET TITLE: CONCEPTUAL LAYOUT #1

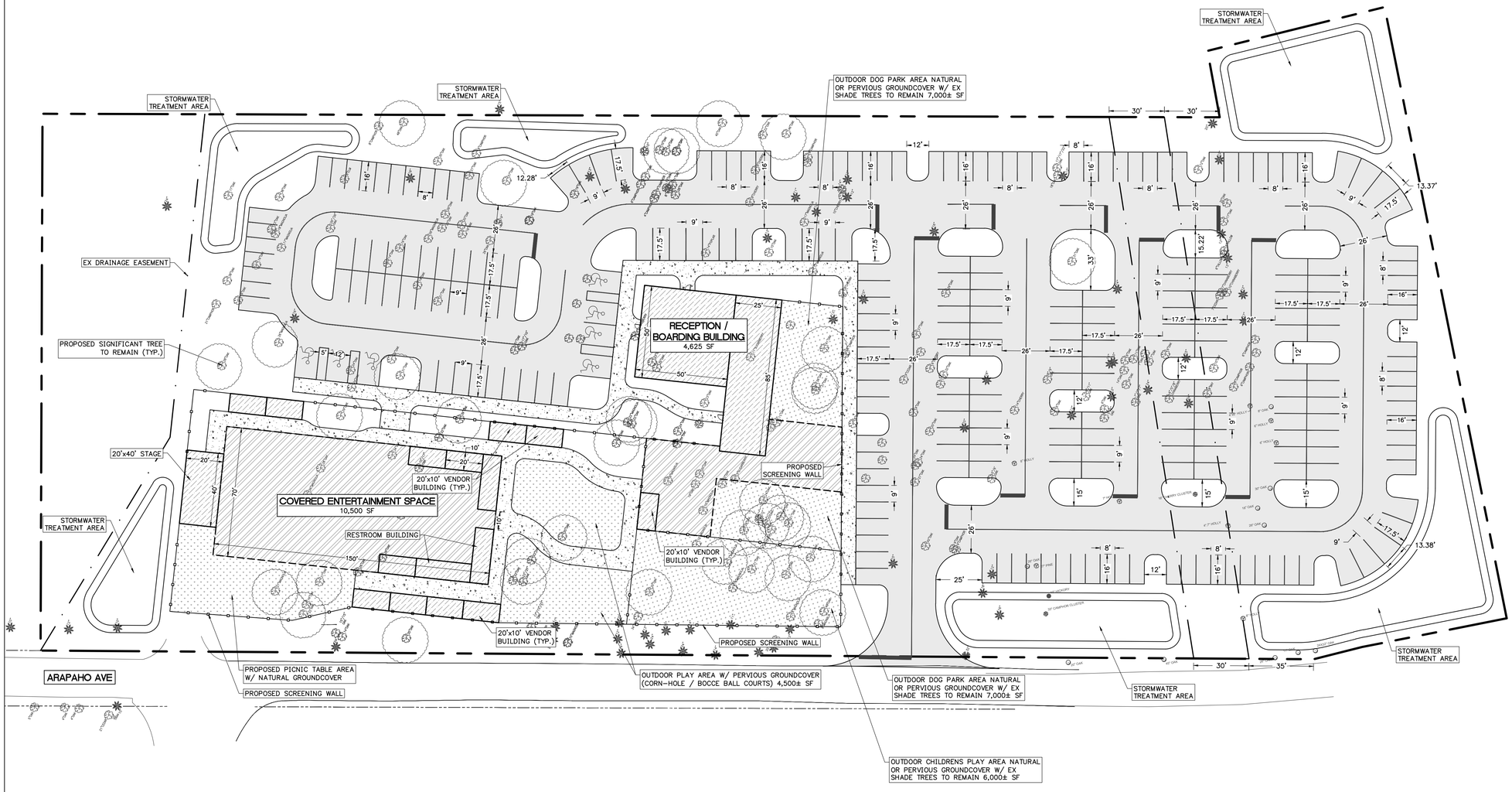
CLIENT: ENDLESS SUMMER REALTY, ST AUGUSTINE, FL

PROJECT: ARAPAHO AVE MIXED USE

DATE: MARCH 2025

PROJECT NO: 0701-25-001

SHEET NO: CL-1



LEGEND

- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- PROPOSED BUILDING
- PROPOSED CANOPY (PERVIOUS GROUNDCOVER)
- PROPOSED PERVIOUS GROUNDCOVER

SITE DATA:

1. PROJECT DESCRIPTION:

   THIS PROJECT FALLS WITHIN THE JURISDICTIONAL AUTHORITY OF ST. JOHNS COUNTY

2. TAX PARCEL NO.: 1346400000, 1346700000, 1347500000
3. CURRENT ZONING: OR
4. PROPOSED ZONING: GENERAL BUSINESS / COMM
5. PARKING REQUIREMENTS

   TOTAL PARKING PROVIDED: 261 PARKING SPACES

   ADA PARKING SPACE PROVIDED: 7 PARKING SPACES

   COMPACT PARKING SPACES (8'x16') PROVIDED: 70 SPACES OR 26.8%

30' 15' 0 30' 60' 90'

SCALE 1" = 30'

REVISIONS				
NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD:

[INSERT EOR SEAL HERE]

JBPro
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TAMPA BAY | TALLAHASSEE

CIVIL ENGINEERING | SURVEYING | SUE
LANDSCAPE ARCHITECTURE | PLANNING
CONSTRUCTION SERVICES | GIS

3530 NW 43rd STREET, GAINESVILLE, FL 32606
Phone: (352) 375-8999 | E-mail: contact@jbpro.com
Toll Free: (844) Go-JBPro | Website: www.jbpro.com

SHEET TITLE: CONCEPTUAL LAYOUT #12 - THE BLOCK

DATE: AUGUST 2026

PROJECT NO: 0701-25-001

CLIENT: JIG MANAGEMENT LLC, ST AUGUSTINE, FL

PROJECT: ARAPAHO AVE MIXED USE

SHEET NO: CL-12

J:\0701-25-001 - Arapaho Ave Mixed Use\Production\Civil_Conceptual Layouts\Conceptual Layout #12.dwg, 8/4/2026 5:54:35 PM, Terry

USA TODAY CO.

PO Box 631244 Cincinnati, OH 45263-1244

LocaliQ

AFFIDAVIT OF PUBLICATION

Robin Arnold
Robin Arnold
406 Misty Morning LN
St Augustine FL 32080-6114

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 09/24/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 09/24/2026

Legal Clerk

Notary, State of WI, County of Brown

8.25.30

My commission expires

Publication Cost:	$328.40	
Tax Amount:	$0.00	
Payment Cost:	$328.40	
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Customer No:	771741	1
PO #:	robin9043471963@gmail.com	

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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 10/15/2026 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 11/17/2026 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 5.29 acres of land from Open Rural (OR) 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 OPEN RURAL (OR) TO COMMERCIAL, INTENSIVE (CI); MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

The subject property is located at 1470 Arapaho Avenue, 1480 Arapaho Avenue, and unaddressed Arapaho Avenue See attached map (Exhibit A). This file and the proposed ordinance are maintained in the Planning and Zoning Division of the Growth Management Department located at the St. Johns County Permit Center, 4040 Lewis Speedway, St. Augustine, Florida 32084 and may be inspected by interested parties prior to said public hearing. Items not heard by 6 pm shall automatically be continued until 9 am the following day, unless otherwise directed by the Board.

Interested parties may appear at the meeting and be heard with respect to the proposed ordinance.

If a person decides to appeal any decision made with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

This matter is subject to court imposed quasi-judicial rules of procedure. Interested parties should limit contact with the Board of County Commissioners or the Planning and Zoning Agency members on this topic, except in compliance with Resolution 95-126, to properly noticed public hearings or to written communication, care of SJC Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, Florida, 32084.

NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING-IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing special accommodations or an interpreter to participate in this proceeding should contact the County's ADA Coordinator at (904) 209-0650 or at the St. Johns County Facilities Management, 2416 Dobbs Road, St. Augustine, FL 32086. Hearing impaired persons, call Florida Relay Service (1-800-955-8770), no later than 5 days prior to the meeting.

PLANNING AND ZONING AGENCY
ST. JOHNS COUNTY, FLORIDA
RICHARD HILSENBECK, CHAIR
FILE NUMBER: REZ-2026000017
PROJECT NAME: Arapaho Commercial Rezoning

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



44721351 9/24/26