

2

AGENDA ITEM
Planning & Zoning

Meeting

6/6/2024

MEETING DATE

TO: Planning and Zoning Board Members

DATE: April 26, 2024

FROM: Keisha Fink, AICP, Principal Planner

PHONE: 904 209-0598

SUBJECT OR TITLE: ZVAR 2024-05 Hastings Community Center and Library

AGENDA TYPE: Business Item, Ex Parte Communication, Recommendation, Report

PRESENTER: Douglas Tarbox, CIP Program Manger

BACKGROUND INFORMATION:

Request for a Zoning Variance pursuant to the following: Table 6.01 of the Land Development Code to allow for a Front Yard setback of eight (8) feet in lieu of the ten (10) foot requirement in the Public Service (PS) zoning district, Table 6.20 of Sec. 6.06.04 to allow for a reduction in the required buffer to minimum of three (3) feet in lieu of ten (10) feet and Sec. 6.06.04.B.8 to remove Solid Waste Storage screening requirement, specifically located at 401 N. Main Street.

SUGGESTED MOTION/RECOMMENDATION/ACTION:

APPROVE: Motion to approve REZ 2024-05 Hastings Community Center and Library based on four (4) findings of fact, as provided in the Staff Report. in the Staff Report.

DENY: Motion to deny REZ 2024-05 Hastings Community Center and Library based on five (5) findings of fact, as provided in the Staff Report.



Growth Management Department
Planning Division Report
Application for Zoning Variance
ZVAR 2024-05 Hastings Community Center and Library

To: Planning and Zoning Agency

From: Keisha Fink, AICP | Principal Planner

Date: May 15, 2024

Subject: **ZVAR 2024-05 Hastings Community Center and Library**, request for a Zoning Variance pursuant to the following: Table 6.01 of the Land Development Code to allow for a Front Yard setback of eight (8) feet in lieu of the ten (10) foot requirement in the Public Service (PS) zoning district, Table 6.20 of Sec. 6.06.04 to allow for a reduction in the required buffer to minimum of three (3) feet in lieu of ten (10) feet, and Sec. 6.06.04.B.8 to remove Solid Waste Storage screening requirement, specifically located at 401 N. Main Street, Hastings, Florida.

Applicant: Emily Dallmeyer | HBM Architects

Owner: St. Johns County

Hearing Date: Planning and Zoning Agency | June 6, 2024

Commissioner District: District 2

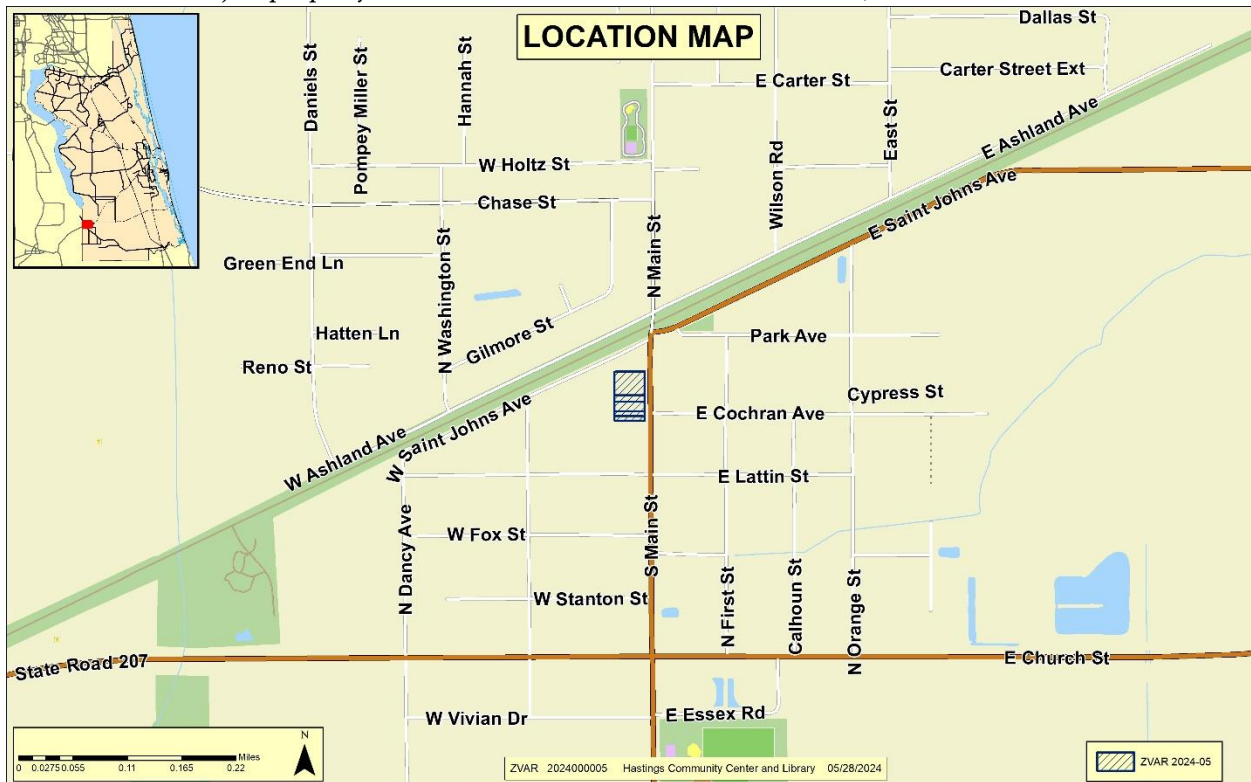
SUGGESTED MOTION/ACTION

APPROVE: Motion to approve **ZVAR 2024-05 Hastings Community Center and Library** based upon five (5) findings of fact and seven (7) conditions as provided in the Staff Report.

DENY: Motion to deny **ZVAR 2024-05 Hastings Community Center and Library** based upon four (4) findings of fact as provided in the Staff Report.

MAP SERIES

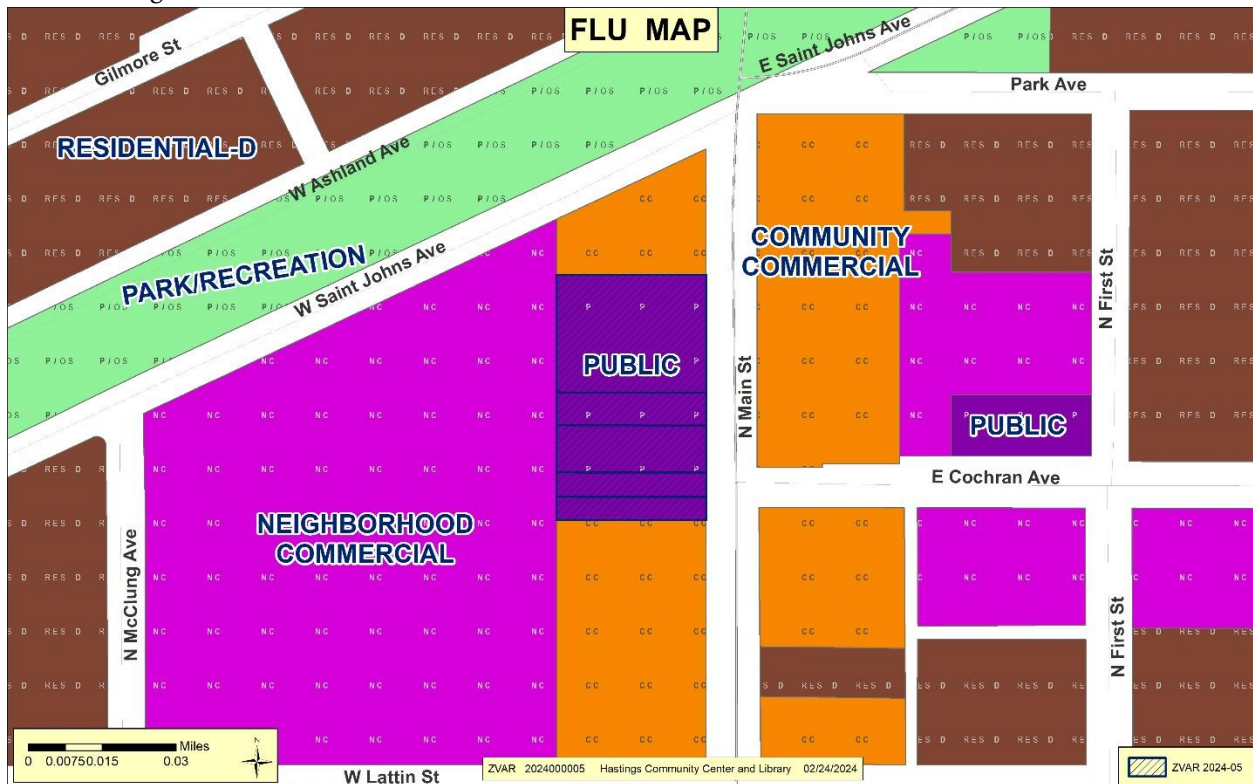
Location: The subject property is located on the east side of N Main Street, and north of E Lattin St.



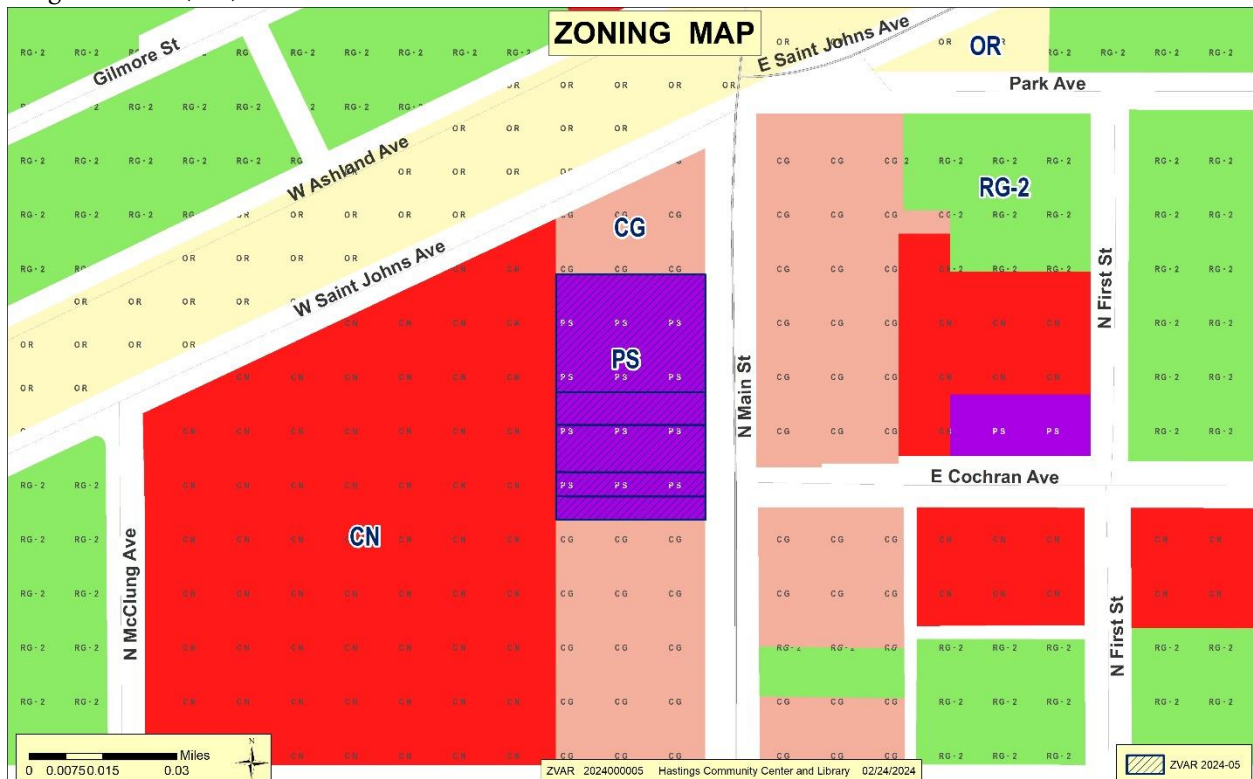
Aerial Imagery: The subject property is an undeveloped lot approximately 0.89 acres or 38,670 sq. ft. Directly adjacent are lots along the west side that are light manufacturing in nature and to the north, south and east are lots that has been a part of a historic downtown commercial main street and in close proximity to the River to Sea Loop Trail.



Future Land Use: The subject property is designated Public on the Future Land Use Map. Surrounding properties to the north, south and east across N. Main Street are designated Community Commercial and to the west Neighborhood Commercial.



Zoning District: The subject property is zoned Public Service (PS), properties to the north, south and east across N. Main St are zoned Commercial General. Adjacent property to the west is zoned Commercial Neighborhood (CN).



APPLICATION SUMMARY

The applicant requests a Zoning Variance to allow for a Front Yard setback of eight (8) feet in lieu of the ten (10) foot requirement in the Public Service (PS) zoning district per Table 6.01, Table 6.20 of Sec. 6.06.04 to allow for a reduction in the required buffer to minimum of three (3) feet in lieu of ten (10) feet and Sec. 6.06.04.B.8 to remove Solid Waste Storage screening requirement. The following information describes the application and request:

- The property is a 0.89+/- acres or 38,768 sq. ft. of undeveloped land located on the west side of N. Main Street in Hastings.
- The proposed Community Center and Library will consist of an approximate 9,231 sq. ft. building with associated parking and pedestrian access. The Community Center and Library will provide the residents of Hastings with access to public meeting spaces, County Health and Human Service staff and resources, and library services including private work and study spaces, creative technology, books and dedicated children's area.
- The proposed Community Center and Library building will be set back approximately eight (8) feet from the front property line, in lieu of the required ten (10) feet required within Public Service (PS) zoning district.
- The applicant has also requested a buffer depth of three (3) feet in lieu of the ten (10) requirement.
- Where screening of Solid Waste Storage is required per Sec. 6.06.04.B.8, the applicant has requested removing the Solid Waste Storage screening requirement between the subject parcel and the adjacent property located at 103 W. St. Johns Ave.
- The applicant has provided a Site Plan, Landscape Plan and Architectural renderings showing the proposed building location in relation to the street, the proposed reduced buffer and modifications to the Solid Waste Storage screening.
- As stated by the applicant in their narrative, *"Based on our understanding of the reasoning for a zoning variance as defined in Part 12.01 of the Land Development Code, we assert the requested reduction of the front setback is not contrary to the public interest, is justified by reason of exceptional shallowness of the site, avoids undue hardship which would result from adherence to the 10 foot setback, and would not be in contrary to the spirit and purpose of the code."* The applicant further justifies the need to reduce the front yard setback is due to the *"exceptional difficulty in placing required stormwater retention, parking, and the required building program within the shallow constraints of the property setbacks."*
- For the requested three (3) foot buffer in lieu of the ten (10) feet requirement, the applicant states the following, *"It should be noted that over 50% of the property line provides a nine (9) foot buffer with compliant landscape screening. A portion of the remainder of this property line is screened by the dumpster enclosure."*
- Additionally, the applicant states, *"A six (6) foot wooden fence is provided for the length of this property line which satisfies the screening requirement."*
- For the request for the removal of the Solid Waste Storage screening, the applicant states the following, *"There is concern for the construction of a masonry wall on the project property without conflict with an existing structure built along the property line on the adjacent property...A generator located between the dumpsters and the property line will effectively screen solid waste store from view in place of a wall"*

The Application, Narrative, Site Plan, Architectural Renderings, Photos of Area, and other relevant information are provided within **Attachment 1 Supporting Documents**.

Architectural Renderings:



East Elevation



East Entry



South East Corner

Street View to Property 12/7/2020 SJC Property Apprasier



View south on N. Main Street, 12/7/2020 SJC Property Appraiser



View north on N. Main Street, 12/7/2020 SJC Property Appraiser



DEPARTMENT REVIEW

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

Office of the County Attorney Review:

Pursuant to Section 10.04.02 of the Land Development Code, the St. Johns County Planning and Zoning Agency (PZA) may grant Zoning Variances, which are found not to be contrary to the public interest and owing to special conditions, a literal enforcement of this Code will result in unnecessary and undue Hardship. The Planning and Zoning Agency may provide such conditions and safeguards as may be appropriate and in harmony with the purpose and intent of this Code as part of the Variance.

As defined in Article 12 of the LDC, a Variance is a relaxation of the terms of this Code where; i) such Variance will not be contrary to the public interest, and where; ii) by reason of the exceptional narrowness, shallowness, or unusual shape of a specific piece of property, or by reason of exceptional topographic conditions, or other

extraordinary situation or condition of such piece of property, or by reason of the Use or Development of property immediately adjoining the piece of property in question, iii) the literal enforcement of the requirements of this Code would cause undue hardship to carry out the spirit and purpose of this Code, and iv) the Variance would not be contrary to the spirit and purpose of this Code. In this context personal, family or financial difficulties, loss of prospective profits, neighboring violations, or hardships created by any act of the owner, are not considered hardships justifying a Variance.

The Applicant bears the burden of demonstrating by competent substantial evidence that there exists a special condition or unique circumstance of the property such that the literal application of the Land Development Code constitutes a hardship. The Agency may consider the quality (character convincing power, probative value or weight) of the evidence and testimony in the Staff report as well as by Staff, evidence and testimony produced by the applicant, and of the evidence and testimony produced by public comment, as well as any other evidence presented or disclosed during the hearing.

The Agency may grant such relief to the extent only necessary to alleviate the hardship. If the evidence presented does not warrant the full relief requested, the Agency may grant only a portion of the relief. The Agency may attach additional reasonable conditions to further mitigate the effect of the requested relief along with corresponding findings.

The approval requested within this application is limited to the requested relief from the specific provisions of the Land Development Code. Approval of this request shall not operate as approval or waiver of any other provision of the Land Development Code or Comprehensive Plan. Representations and depictions within application materials shall assist Staff in the interpretation of the requested relief but shall not operate as approval of, or as a determination of compliance with, any other provision of the Land Development Code or Comprehensive Plan.

Please be advised that, pursuant to Section 10.04.02.A of the LDC, the Planning and Zoning Agency may grant a variance that is less than the full requested variance to the extent that a hardship no longer exists. Additionally, the Planning and Zoning Agency may impose reasonable additional conditions in order to mitigate for the harm caused by the granting of the variance.

Planning and Zoning Division Review:

The subject property is located at 401 N. Main Street, Hastings, and was previously developed as the Hastings Community Center. The former Community Center was demolished in 2019, demo permit #11900992, and has since remained vacant lands. The subject site is comprised of 0.89+/- acres or 38,768 sq. ft. of land zoned Public Service (PS) and is designated Public on the Future Land Use Map. Additionally, the parcels are located within the Hastings Overlay District, with the goal of maintaining specific Land Uses and Design guidelines enjoyed by property owners and to regulate development in a manner unique to the Town of Hastings. As per Table 3.12.04 Permitted Uses by Zoning District, the proposed use of a Community Center and Library is permitted within the PS zoning district and the Hastings Overlay District, which permits libraries/community centers as an allowed use by right under the Educational, Cultural, Religious use category.

The subject site has existing site constraints as to its shallowness and its ability to provide for the necessary stormwater retention, parking and pedestrian access. To provide for these development requirements, the remedy is an encroachment of the main structure two (2) feet into the front yard setback to provide ample space for stormwater retention, parking and pedestrian access.

As for the reduced buffers and screening the applicant has proposed additional landscaped screening, including evergreen and canopy trees along the Northern, Western and Southern edge of the subject site.

Due to the shallowness of the site to provide the required infrastructure for redevelopment and the history of the site being the location of the former Community Center, Staff is of the opinion, a zoning variance for the front yard setback to eight (8) feet would not be contrary to the spirit and purpose of Table 6.01, Sec. 6.06.04 and Sec. 6.06.04.B.8 of the Land Development Code.

Listed below are the zoning land development standards in Table 6.01 of the Land Development Code for PS zoning.

Table 6.01 (LDC)

SCHEDULE OF AREA, HEIGHT, BULK AND PLACEMENT STANDARDS							
Zoning District	Minimum Lot Widths	Minimum Lot Area	Maximum Lot Coverage by All Buildings	Floor Area Ratio	Impervious Surface Ratio	Min. Yard Req. Front/Side/Rear	Maximum Height of Structures
PS	N/A	N/A	N/A	N/A	75%	10/10/10 feet	None +

+ Maximum height of Structures is thirty-five (35) feet unless protected with an automatic sprinkler system designed and installed in accordance with the latest edition adopted by the Florida Fire Prevention Code and NFPA 13.

APPLICABLE REGULATIONS

LDC, Section 2.02.01.B.2 C. Cultural/Institutional Uses

1. Cultural/Institutional Uses provide a personal service in the form of education, culture, fine arts displays and exhibits, and similar activities. Uses in this category are predominantly day-time activities. However, due to the nature of the Cultural/Institutional Use, traffic, parking, use of land coverage may be increased for special events. Users and employees may vary due to the nature of Cultural/Institutional Uses. Institutional Uses may be public or private. 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.

2. Typical Cultural/Institutional Uses in this category are libraries, galleries, and museums; schools with conventional academic curriculum; child care, adult day care, or child nurseries; Community Centers; churches and synagogues; Private Clubs; parks and recreation facilities with or without lighted fields and courts. Specifically, not included in this category are theaters and auditoriums or other similar places of assembly; colleges and universities are listed under Regional Culture and Entertainment Facilities.

LDC Section 3.12.06.C Site Development Criteria:

Lesser Setbacks on Side and Rear Yards Lesser setbacks may be granted provided that the following requirements are met:

1. If the distance from the exterior wall to the property line is less than five (5) feet, the applicant must provide certification in writing that an access and maintenance easement has been granted by adjacent property owners.

2. All structures shall have a minimum separation of 10 feet measured from the furthest projection on the structure to the furthest projection of any other structure. If this separation cannot be maintained, then all structures must be protected with an automatic fire sprinkler system in accordance with NFPA 13, 13R or 13D OR the required fire hydrants shall be capable of providing an additional 500GPM for two hours. Such fire flow shall be an addition to that already required. (LDC 6.03.01 and NFPA 1, Chp. 18)

LDC Section 6.06.04 Buffering and Screening Requirements

A. Buffers Between Incompatible Land Uses

The minimum required buffer distance between proposed land Uses and the zoning Lot line is set forth in the tables below. If the land next to the proposed Development is vacant, the buffer required shall be determined by the existing zoning on the adjacent vacant Parcel. If the adjacent Parcel is vacant but is zoned for a more intensive zoning district, no buffer area shall be required of the less intensive Use. For any Special Use listed on Table 2.03.01, the buffer required shall be determined by the Use Category the Special Use is permitted in.

The nature of surrounding Land Uses shall be considered in order to mitigate incompatibilities. Buffer widths and screening standards represent minimum required details which may be expanded, averaged, modified and/or increased to minimize external impacts.

B. Screening

Screening shall be installed within the buffers required above. Screening shall meet specified height requirements except in those Front Yard areas that are Street access frontages, and except those areas for which the intersection sight distance requirements contained in Section 6.04.04.G. supersede. In Front yard areas that are Street access frontages, screening shall not exceed four (4) feet in height. In meeting the screening standards, it is recommended that staggered hedge row plantings be installed on three (3) foot centers to achieve the opacity indicated.

8. Solid Waste Storage

All new Buildings and Uses, except for Single Family and Two-Family Dwellings, shall provide facilities for the central storage of solid waste within the Lot.

- d. Where such facilities are provided outside of a Building, they shall be screened from public Rights-of-Way and adjacent property by an enclosure constructed of materials compatible color and style with the materials on the walls of the Building the facility serves and must be located on a concrete pad.

LDC, Section 10.04.02 Zoning Variances

The St. Johns County Planning and Zoning Agency (PZA) may grant Zoning Variances, which are found not to be contrary to the public interest and owing to special conditions, a literal enforcement of this Code will result in unnecessary and undue Hardship. The Planning and Zoning Agency may provide such conditions and safeguards as may be appropriate and in harmony with the purpose and intent of this Code as part of the Variance.

Article XII, Definitions

Variance, Zoning: Variance is a relaxation of the terms of this Code where;

- i) such Variance will not be contrary to the public interest, and where;
- ii) by reason of the exceptional narrowness, shallowness, or unusual shape of a specific piece of property, or by reason of exceptional topographic conditions, or other extraordinary situation or condition of such piece of property, or by reason of the Use or Development of property immediately adjoining the piece of property in question,
- iii) the literal enforcement of the requirements of this Code would cause undue hardship to carry out the spirit and purpose of this Code, and
- iv) the Variance would not be contrary to the spirit and purpose of this Code. In this context personal, family or financial difficulties, loss of prospective profits, neighboring violations, or hardships created by any act of the owner, are not considered hardships justifying a Variance.

Technical Division Review:

In the case that the Zoning Variance is approved by the Planning and Zoning Agency, all 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 Federal, State, and local regulations.

CORRESPONDENCE/PHONE CALLS

As of the writing of this report, Staff has not received any correspondence regarding this application.

ACTION

Staff offers five (5) findings of fact and seven (7) conditions to support a motion to approve or four (4) findings of fact to deny. These findings may be subject to other competent substantial evidence received at the quasi-judicial public hearing.

ATTACHMENTS

- 1. Application and Supporting Documents
- 2. Final Draft Orders

SUGGESTED MOTION / FINDINGS / CONDITIONS TO APPROVE REQUEST

Motion to approve ZVAR 2024-05 Hastings Community Center, a request for a Zoning Variance pursuant to Table 6.01 of the Land Development Code to, to allow for a Front Yard setback of eight (8) feet in lieu of the ten (10) foot requirement in the Public Service (PS) zoning district, Table 6.20 of Sec. 6.06.04, to allow for a reduction in the required buffer to minimum of three (3) feet in lieu of ten (10) feet and Sec. 6.06.04.B.8 to remove Solid Waste Storage screening requirement, specifically located at 401 N. Main Street, Hastings, FL, subject to the following findings and conditions:

SUGGESTED FINDINGS

1. The request for this Zoning Variance has been fully considered after public hearing with legal notice duly published as required by law.
2. The Variance request is in compliance with Article XII of the Land Development Code, defining a Zoning Variance. Substantial evidence has been submitted to support a special condition of the property, such that the literal enforcement of the code would produce a hardship as defined by the Code, or why denying the application would be contrary to the spirit and purpose of the Land Development Code.
3. The request is not contrary to the public interest and is not in conflict with surrounding development.
4. The request meets the criteria established by Section 10.04.02 of the Land Development Code.
5. The request is not in conflict with the Future Land Use Map designation of Public.

SUGGESTED CONDITIONS

1. The Variance will be transferable and is limited only to the front yard setback of eight (8) feet located along the easterly side of the property. Should the property be conveyed, the requested relief will run with the property.
2. Approval of the Variance does not release the project from compliance with all relevant requirements of the St. Johns County Land Development Code, Comprehensive Plan, or any other Agency having jurisdiction.
3. Development of the site shall be consistent with improvements depicted on the site plan labeled **Exhibit B** submitted by the applicant and made part of this Order.
4. The Variance shall commence within one (1) year of the signing of the Final Order. Failure to commence within the prescribed time shall render the Order invalid and all rights granted herein shall become null and void.
5. The approval requested within this application is limited to the requested relief from the specific provisions of the Land Development Code. Approval of this request shall not operate as approval or waiver of any other provision of the Land Development Code or Comprehensive Plan. Representations and depictions within application materials shall assist Staff in the recommendation and interpretation of the requested relief but shall not operate as approval of, or as a determination of compliance with, any other provision of the Land Development Code or Comprehensive Plan.
6. The application, supporting documents, conditions, and limitations offered within the application and at the public hearing by the applicant (or representative) will be incorporated herein and shall become part of the Final Order, except as may be modified by preceding conditions and limitations.
7. The applicant, at the public hearing, has stated no objections to the proposed conditions.

(Additional conditions may be added as a result of the public hearing)

SUGGESTED MOTION / FINDINGS TO DENY REQUEST

Motion to deny **ZVAR 2024-05 Hastings Community Center and Library**, request for a Zoning Variance to Table 6.01 of the Land Development Code to allow for a Front yard setback of eight (8) feet in lieu of the ten (10) requirement in the Public Service (PS) zoning district, specifically located at 401 N. Main Street, Hastings, FL subject to the following findings:

SUGGESTED FINDINGS

1. The Variance request is not in compliance with Article XII of the Land Development Code, defining a Zoning Variance. Substantial evidence has not been submitted to support a hardship as defined by the Code.
2. The request is in contrary to the public interest and is in conflict with surrounding development.
3. The request does not meet the criteria established by Section 10.04.02 of the Land Development Code.
4. The request is in conflict with the Future Land Use Map designation of Public.

(The Board may choose any or all of the above Findings or may provide additional Findings to support the motion.)

Attachment 1
Beginning of Recorded
Documents
Section

Zoning Variance Request for Property Located at:

401 N. Main St., Hastings, FL, 32145

Legal Description of Subject Property (taken from property deed):

PA #044550 0000

2-68 KILLINGS WORTH SUBDIVISION HASTINGS - LOT 1, 2, 3 & 4, BLOCK A
- PARCEL 1 AND 2 OF DB 106/276

PA #045750 0000

TOWN OF HASTINGS - LOT 14 BLOCK 40 - PARCEL 3 OF DB 106-276



ORDER
ST. JOHNS COUNTY, FLORIDA
PLANNING AND ZONING AGENCY

RE: Kevin Kennedy
1382 West Ninth St., Suite 300
Cleveland, OH 44113

FILE NUMBER: ZVAR 2024-05

LEGAL: Exhibit A

SITE PLAN: Exhibit B

PARCEL ID: 044550-0000 and 045750-0000

DATE OF HEARING: June 6, 2024

ORDER GRANTING ZONING VARIANCE REQUEST

The above referenced application for a Zoning Variance pursuant to Table 6.01 of the Land Development Code to allow for a Front Yard setback of eight (8) feet in lieu of the ten (10) foot requirement in the Public Service (PS) zoning district, Table 6.20 of Sec. 6.06.04 to allow for a reduction in the required buffer to minimum of three (3) feet in lieu of ten (10) feet and Sec. 6.06.04.B.8 to remove Solid Waste Storage screening requirement, specifically located at 401 N. Main Street, Hastings, FL, came before the Planning & Zoning Agency for public hearing on June 6, 2024.

FINDINGS OF FACT

Having considered the application, along with supporting documents; the Staff report prepared by staff; statements by the applicant; and all evidence presented during public hearing, the Agency finds as follows:

1. The request for this Zoning Variance has been fully considered after public hearing with legal notice duly published as required by law.
2. The Variance request is in compliance with Article XII of the Land Development Code, defining a Zoning Variance. Substantial evidence has been submitted to support a special condition of the property, such that the literal enforcement of the code would produce a hardship as defined by the Code, or why denying the application would be contrary to the spirit and purpose of the Land Development Code.

3. The request is not contrary to the public interest and is not in conflict with surrounding development.
4. The request meets the criteria established by Section 10.04.02 of the Land Development Code.
5. The request is not in conflict with the Future Land Use Map designation of Public.

NOW THEREFORE, based on the said Findings of Fact, the Agency hereby grants the request for Zoning Variance to Table 6.01 of the Land Development Code to allow for a Front Yard setback of eight (8) feet in lieu of the ten (10) foot requirement in the Public Service (PS) zoning district, Table 6.20 of Sec. 6.06.04 to allow for a reduction in the required buffer to minimum of three (3) feet in lieu of ten (10) feet and Sec. 6.06.04.B.8 to remove Solid Waste Storage screening requirement, specifically located at 401 N. Main Street, Hastings FL, subject to the following conditions:

1. The Variance will be transferable and is limited only to the eight (8) foot Front Yard setback along the easterly side of the property, a reduction in the required buffer to a minimum of three (3) feet in lieu of ten (10) feet and to remove the Solid Waste Storage screening requirement. Should the property be conveyed, the requested relief will run with the property.
2. Approval of the Variance does not release the project from compliance with all relevant requirements of the St. Johns County Land Development Code, Comprehensive Plan, or any other Agency having jurisdiction.
3. Development of the building shall be consistent with improvements depicted on the site plan labeled **Exhibit B** submitted by the applicant and made part of this Order.
4. The Variance shall commence within two (2) years of the signing of the Final Order. Failure to commence within the prescribed time shall render the Order invalid and all rights granted herein shall become null and void.
5. The approval requested within this application is limited to the requested relief from the specific provisions of the Land Development Code. Approval of this request shall not operate as approval or waiver of any other provision of the Land Development Code or Comprehensive Plan. Representations and depictions within application materials shall assist Staff in the recommendation and interpretation of the requested relief but shall not operate as approval of, or as a determination of compliance with, any other provision of the Land Development Code or Comprehensive Plan.
6. The application, supporting documents, conditions, and limitations offered within the application and at the public hearing by the applicant (or representative) will be incorporated herein and shall become part of the Final Order, except as may be modified by preceding conditions and limitations.
7. The applicant, at the public hearing, has stated no objections to the proposed conditions.

This decision may be appealed to the St. Johns County Board of County Commissioners within thirty (30) days of the signing of this Order, pursuant to Section 9.07.03 of the Land Development Code.

Deed Restrictions, if any, are not affected by the actions of the Agency or this Order.

All applicable state or federal permits must be obtained before commencement of the development. Issuance of a development permit or development order by a county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

DATED THIS _____ DAY OF _____, 2024.

PLANNING AND ZONING AGENCY OF ST. JOHNS COUNTY FLORIDA

Chair/Vice-Chair

The undersigned Clerk to the Planning and Zoning Agency of St. Johns County, Florida certifies that the above Order of the Planning and Zoning Agency is a true and correct rendition of the Order adopted by said Agency as the same appears in the record of the Planning and Zoning Agency minutes.

Clerk
Growth Management Department

Date Filed



ORDER
ST. JOHNS COUNTY, FLORIDA
PLANNING AND ZONING AGENCY

RE: Kevin Kennedy
1382 West Ninth St., Suite 300
Cleveland, OH 44113

FILE NUMBER: ZVAR 2024-05

LEGAL: Exhibit A

PARCEL ID: 044550-0000 and 045750-0000

DATE OF HEARING: June 06, 2024

ORDER DENYING ZONING VARIANCE REQUEST

The above referenced application for a Zoning Variance pursuant to Table 6.01 of the Land Development Code to allow for a Front Yard setback of eight (8) feet in lieu of the ten (10) foot requirement in the Public Service (PS) zoning district, Table 6.20 of Sec. 6.06.04 to allow for a reduction in the required buffer to minimum of three (3) feet in lieu of ten (10) feet and Sec. 6.06.04.B.8 to remove Solid Waste Storage screening requirement, specifically located at 401 N. Main Street, Hastings, FL, came before the Planning & Zoning Agency for public hearing on June 6, 2024.

FINDINGS OF FACT

Having considered the application, along with supporting documents; the Staff report prepared by staff; statements by the applicant; and all evidence presented during public hearing, the Agency finds as follows:

1. The Variance request is not in compliance with Article XII of the Land Development Code, defining a Zoning Variance. Substantial evidence has not been submitted to support a hardship as defined by the Code.
2. The request is contrary to the public interest and is in conflict with surrounding development.
3. The request does not meet the criteria established by Section 10.04.02 of the Land Development Code.
4. The request is in conflict with the Future Land Use Map designation of Public.

NOW THEREFORE, based on the said Findings of Fact, the Agency hereby denies the Zoning Variance to Table 6.01 of the Land Development Code to allow for a Front Yard setback of eight (8) feet on the easterly side of the site, in lieu of the ten (10) foot requirement in the Public Service (PS) zoning district, specifically located at 401 N. Main Street, Hastings, FL.

This decision may be appealed to the St. Johns County Board of County Commissioners within thirty (30) days of the signing of this Order, pursuant to Section 9.07.03 of the Land Development Code.

Deed Restrictions, if any, are not affected by the actions of the Agency or this Order.

DATED THIS _____ DAY OF _____, 2024.

PLANNING AND ZONING AGENCY OF ST. JOHNS COUNTY FLORIDA

Chair/Vice-Chair

The undersigned Clerk to the Planning and Zoning Agency of St. Johns County, Florida certifies that the above Order of the Planning and Zoning Agency is a true and correct rendition of the Order adopted by said Agency as the same appears in the record of the Planning and Zoning Agency minutes.

Clerk
Growth Management Department

Date Filed

**End of Documents
To be Recorded**

Attachment 2

Supporting Documents

Section



St. Johns County Growth Management Department

Application for: Zoning Variance - Front Building Setback

Date 02-12-2024

Property Tax ID No 0457500000 and 0445500000

Project Name Hastings Community Center and Library

Property Owner(s) St. Johns County

Phone Number (904)-209-0124

Address 500 San Sebastian View

Fax Number

City St. Augustine

State FL

Zip Code 32084

e-mail

Are there any owners not listed?

☒ No

☐ Yes

If yes please provide information on separate sheet.

Applicant/Representative Kevin Kennedy

Phone Number 216-241-1100

Address 1382 West Ninth St., Suite 300

Fax Number

City Cleveland

State OH

Zip Code 44113

e-mail kkennedy@hbmarchitects.com

Property Location 401 N. Main Street, Hastings, FL 32145

Major Access N. Main Street (C.R. 13)

Size of Property 0.46 acres

Cleared Acres (if applicable)

Zoning Class PS

No. of lots (if applicable) 5

Overlay District (if applicable) Hastings Overlay District

Water & Sewer Provider St. Johns County

Future Land Use Designation Public

Present Use of Property Vacant

Proposed Bldg. S.F. 9,231

Project Description (use separate sheet if necessary)

The Hastings Community Center and Library will be a 9,231 square foot building providing the population of Hastings with access to public meeting space, County Health and Human Service staff and resources, and library services including private work and study spaces, creative technology, books, and a dedicated children's area. The architectural design is inspired by the old Hastings Community Center building which previously stood on the property.

Please list any applications currently under review or recently approved which may assist in the review of this application including the name of the PUD/PRD:

I understand that reasonable inspections of the subject property may be made as part of the application review process. I understand that any material misrepresentations or errors contained in this application or supporting documents may void an approved application, at the reasonable determination of the County considering the Land Development Code, Comprehensive Plan, and other applicable regulations.

I HEREBY CERTIFY THAT ALL INFORMATION IS CORRECT:

Signature of owner or person authorized to represent this application:



Signed By

Printed or typed name(s) KEVIN KENNEDY



Owner's Authorization Form

HBM ARCHITECTS

is hereby authorized TO ACT ON BEHALF OF

ST JOHNS COUNTY

the owners(s) of those lands described within

the attached application, and as described in the attached deed or other such proof of ownership as may be required, in applying to St. Johns County, Florida, for an application related to a development Permit or other action pursuant to a: application for:

HASTINGS COMMUNITY CENTER & LIBRARY

By signing, I affirm that all legal owners(s), as listed on the Recorded Warranty Deed on file with the St. Johns County Clerk of Courts or otherwise stated (_____), have been notified of the _____

(Identify what document)

I further understand incomplete or false information provided on this form may lead to revocation of permits, termination of development activity.

Signature of Owner

Eric W. Lanning

Print Name

Eric W. Lanning, PE Interim County Engineer

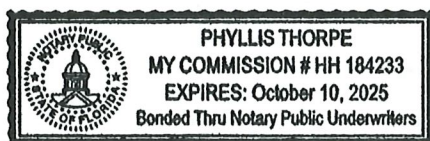
Signature of Owner

Print Name

Telephone Number

STATE OF FLORIDA
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15th day of February, 2024, by Eric Lanning as CIP Manager for St. Johns County Public Works



Phyllis Thorpe
Notary Public, State of Florida
Name: Phyllis Thorpe
My Commission Expires: 10-10-25
My Commission Number is: HH 184233

Personally Known ☒ OR Produced Identification _____

Type of Identification Produced _____
Revised August 30, 2011

General Summary of Request

Request:

On behalf of our client, St. Johns County, we would like to request a zoning variance for the front building setback for the Hastings Community Center and Library project at 401 N. Main St, Hastings, FL. The proposed building for the property will encroach into the required 10-foot front building setback by approximately one foot and six inches, therefore, we would like to pursue a variance reducing the front setback to eight feet.

Conditions:

The planned building has a front face along Main St. of 140 feet and eight inches. While the majority of this building face is set back 11 feet from the property line, a premanufactured canopy, located on average 12 feet above the ground, will extend two feet and six inches from this face, falling one foot and six inches into the front setback. Additionally, the main entry of the building, which is nearly 14 feet in width, extends approximately two feet and two inches from the main face of the building, encroaching into the front setback by roughly one foot and two inches.

Reasoning:

Based on our understanding of the reasoning for a zoning variance as defined in Part 12.01 of the Land Development Code, we assert the requested reduction of the front setback is not contrary to the public interest, is justified by reason of exceptional shallowness of the site, avoids undue hardship which would result from adherence to the 10 foot setback, and would not be in contrary to the spirit and purpose of the code.

The Hastings Community Center and Library will provide the local population with access to a variety of valuable resources requested to be included in the building project by the County. The building plans have been carefully studied to maximize the space efficiency of these programs. Reducing the width of the building footprint to stay behind the required ten-foot front building setback would sacrifice functionality of spaces within the building. We would consider this to be contrary to public interest; to reduce the function of resources within the building would be a greater loss to the public than the reduction of the front setback.

There is exceptional difficulty in placing required stormwater retention, parking, and the required building program within the shallow constraints of the property setbacks. As with the building footprint, the parking layout and stormwater retention pond have been designed as efficiently as possible. There is no additional space to move the

building further to the West (rear) of the property or adjust the shape or length of the footprint due to the location of the retention pond and necessary parking drive lanes and other site setbacks.

Finally, it appears that the reduction to this setback would not result in a condition that is contrary to the spirit and purpose of the code. A generous landscaped relief from the property line is provided for the majority of the building frontage. Between the building and public sidewalk, beneath the canopy, an 11-foot landscape buffer is provided where only an eight-foot buffer is required. The remaining portion of the front yard provides stair and accessible ramp access to the building, as well as a space for bike racks to be provided.

In conclusion, we reason that this zoning variance would neither be contrary to the public interest or the spirit of the code in requesting the two-foot reduction to the front building setback for the Hastings Community Center and Library project.

ACT	ACOUSTICAL CEILING TILE
AESS	ARCHITECTURALLY EXPOSED STRUCTURAL STEEL
AFF	ABOVE FINISH FLOOR
ALUM	ALUMINUM
APPROX	APPROXIMATE
B.O.	BOTTOM OF
BD	BOARD
BLK'G	BLOCKING
BM	BEAM
CF/MF	COLD FORMED METAL FRAMING
CJ	CENTER JOINT
CL	CENTER LINE
CLG	CEILING
CLR	CLEAR DIMENSION
CMU	CONCRETE MASONRY UNIT
COL(S)	COLUMN(S)
CONC	CONCRETE
CONTR	CONTRACTOR
CPT	CARPET
CT	CERAMIC TILE
DBL	DOUBLE
DET	DETAIL
DN	DOWN
DR	DOOR
DS	DOWNSPOUT
DWG(S)	DRAWING(S)
EA	EACH
ELEC	ELECTRICAL
ELEV/ EL	ELEVATION
EQ	EQUAL
EXIST	EXISTING
EXP	EXPOSED
EXP JT	EXPANSION JOINT
FE	FIRE EXTINGUISHER (WALL MOUNTED)
FEC	FIRE EXTINGUISHER CABINET (RECESSED)
FL	FLOOR
FOB	FACE OF BLOCK
FOG	FACE OF GLASS
FOM	FACE OF MULLION
FOS	FACE OF STUD
FT	FEET
FV	FIELD VERIFY
GB	GLASS BLOCK
GL	GLASS
GYP BD/ GWB	GYPSUM BOARD
HGT/ HT	HEIGHT
HM	HOLLOW METAL
HP	HIGH POINT
HR	HOUR
ID	INSIDE DIMENSION
INSUL	INSULATION
JST BRG	JOIST BEARING
LP	LOW POINT
MAS	MASONRY
MAX	MAXIMUM
MECH	MECHANICAL
MFG'R/ MFG	MANUFACTURER
MIN	MINIMUM
MOLD'G	MOLDING
MO	MASONRY OPENING
MTD	MOUNTED
MTL	METAL
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OA	OVERALL
OC	ON CENTER
OD	OUTSIDE DIMENSION
OPN'G	OPENING
PL / PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLUMB	PLUMBING
PT/ PTD	PAINTED
R	RISER
RD	ROOF DRAIN
REF	REFER TO
REFL CLG	REFLECTED CEILING
REINF	REINFORCED
RES	RESILIENT FLOORING
RFG	ROOFING
RG	RETURN GRILLE
RO	ROUGH OPENING
SC	SEALED CONCRETE
SCHED	SCHEDULE
SECT	SECTION
SG	SUPPLY GRILLE
SHT NO	SHEET NUMBER
SIM	SIMILAR
STL FR	STEEL FRAME
STRUC	STRUCTURAL
SUSP CLG	SUSPENDED CEILING
T	TREAD
T.O	TOP OF
TYP	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
VB	VAPOR BARRIER
VIN	VINYL
VNR	VENEER
W/	WITH
WD	WOOD
WGT/ WT	WEIGHT
WIN	WINDOW
WP	WORK POINT
WWF	WELDED WIRE FABRIC

LINETYPE SYMBOLS

NORTH ARROW

ROOM INDICATION

Room name
101

ROOM NAME

ROOM NUMBER

DETAIL INDICATION

AREA DETAILED

DETAIL NUMBER

SHEET WHERE SHOWN

DOOR DESIGNATION

NEW DOOR

101A

DOOR

ELEVATION TAG

0'-00"

GENERAL DIMENSIONING

0'-0"

0'-0" ±

0'-0"

VIF

STARTING POINT

WORK POINT (W.P.)

REVISION INDICATION

1

REVISION NUMBER

SYMBOLS

INTERIOR PARTITION AND STOREFRONT TYPE

EXTERIOR GLAZING TYPE

NOTE: THE ± INDICATES A DIMENSION THAT CAN VARY. (NOTIFY THE ARCHITECT OF ANY CHANGE IN THAT DIMENSION IF IT IS GREATER THAN 1")

NOTE: VERIFY IN FIELD (VIF) DIMENSIONS ARE BE FIELD VERIFIED BY THE CONTRACTOR. ARCHITECT TO BE NOTIFIED IF DIFFERENT THAN INDICATED.

2023 FLORIDA BUILDING CODE (IBC 2018)

OCCUPANCY

302 OCCUPANCY CLASSIFICATION

Non-Separated Mixed-Use: A-3: Assembly- Library - (Most Restrictive)
B: Business

503 GENERAL BUILDING HEIGHT AND AREA LIMITATIONS

(Sprinklered, Type IIB Construction)

	Stories allowed	Height allowed	Actual stories	Actual Height
A-3:	2/3	75'	32'	max
B:	3/4	75'	32'	max

TABLE 506.2 BUILDING AREA (TYPE IIB)

A:	38,000 sf allowed	5,548 sf actual A
B:	92,000 sf allowed	2,901 sf actual B

ACTUAL AREA:

Total floor area:	9,728 gsf
Canopy area:	1,456 gsf
Total:	11,184 gsf

TABLE 602 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS

Construction Classification: IIB, protected

ELEMENT	REQ'D RATING
Primary Structural Frame	0
Bearing Walls - Exterior	0
Interior	0
Nonbearing Walls - Exterior	TBL 602
Interior	0
Floor Construction	0
Roof Construction	0

TABLE 705.5 FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS

BASED ON FIRE SEPARATION DISTANCE

FIRE SEPARATION DISTANCE REQ'D	OCCUPANCY
A	B
<5'	1 hr.
5' - 10'	1 hr.
10' - 30'	0 hr.
>30'	0 hr.

*ACTUAL FIRE SEPARATION DISTANCE > 30',

707 FIRE BARRIERS

ELEMENT	RATING REQ'D
707.3.7 Incidental uses:	TBL 509.1

803 WALL AND CEILING FINISHES

803.1.1 Wall and Ceiling Finish Material Class Req'd by Occupancy for sprinklered Buildings

	EXITS	CORRIDORS	ENCLOSED ROOMS
A-3:	A	A (B @ Lobby)	C
B:	A	B	C

FULLY SPRINKLERED PER NFPA 13

907 FIRE ALARM AND DETECTION SYSTEMS

Building will be equipped throughout with an approved fire alarm system in accordance with Section 907.5 and NFPA 72.

1004 OCCUPANT LOAD

Total occupant load = 282	REQ'D WIDTH	PROVIDED WIDTH
Occupants X=2=	57"	171"

1005 EGRESS WIDTH

Other: 0.2 inches per occupant

1006 NUMBER OF EXITS AND CONTINUITY

1006.2.1 Common Path of Travel: A-3= 75' max.,	ACTUAL PER PLAN	
1006.3.2 Occupant Load:	1-500	2 exits per story

2 EXITS REQUIRED, 3 EXITS PROVIDED

1017.2 EXIT ACCESS TRAVEL DISTANCE

A:	250' (W/ sprinklers)
B:	250' (W/ sprinklers)

ACTUAL TRAVEL DISTANCE PER PLAN.

1020 CORRIDORS

A-B:	0 hr. (W/ sprinklers)
------	-----------------------

- 1 DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION
THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING
CLARIFICATION WITH THE ARCHITECT BEFORE CONTINUING
WITH CONSTRUCTION.
- 2 PROVIDE BLOCKING FOR SUPPORT OF ALL WALL
ATTACHMENTS INCLUDING BUT NOT LIMITED TO WALL
ACCESSORIES (HANDRAILS, BUMPERS, GUARDS, ETC),
TOILET ACCESSORIES (GRAB BARS, DIAPER CHANGING
STATIONS, ETC), BASE AND WALL CABINETS. CONTRACTOR
SHALL COORDINATE AND VERIFY ALL REQUIREMENTS FOR
ATTACHMENTS.
- 3 DIMENSIONS SHALL BE FIELD VERIFIED PRIOR TO
FABRICATION AND INSTALLATION OF CABINETS. REFER TO
GENERAL WOODWORK NOTES FOR ADDITIONAL
INFORMATION.
- 4 ALL WORK CONSIDERED NEW, UNLESS OTHERWISE NOTED.
- 5 PROVIDE PIPE PROTECTION FOR ALL EXPOSED PIPES AT
SURFACE. SEE SECTION 05050 FOR DETAILS.
- 6 DUMPMSTER TO BE SCREENED IN ACCORDANCE WITH ST
JOHNS COUNTY LAND DEVELOPMENT CODE SECTION
6.06.04.8.8

PROJECT INFORMATION

A0.1

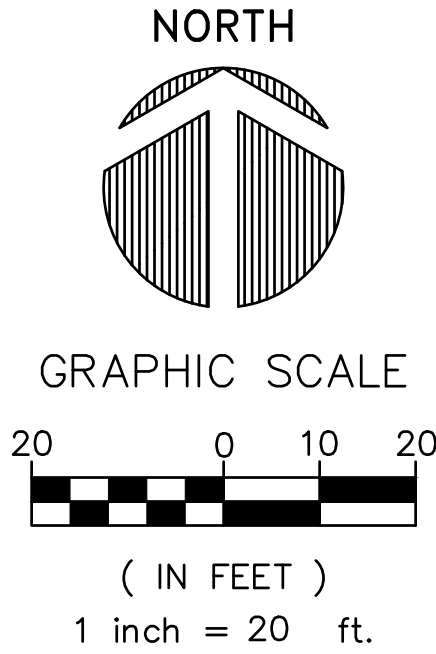
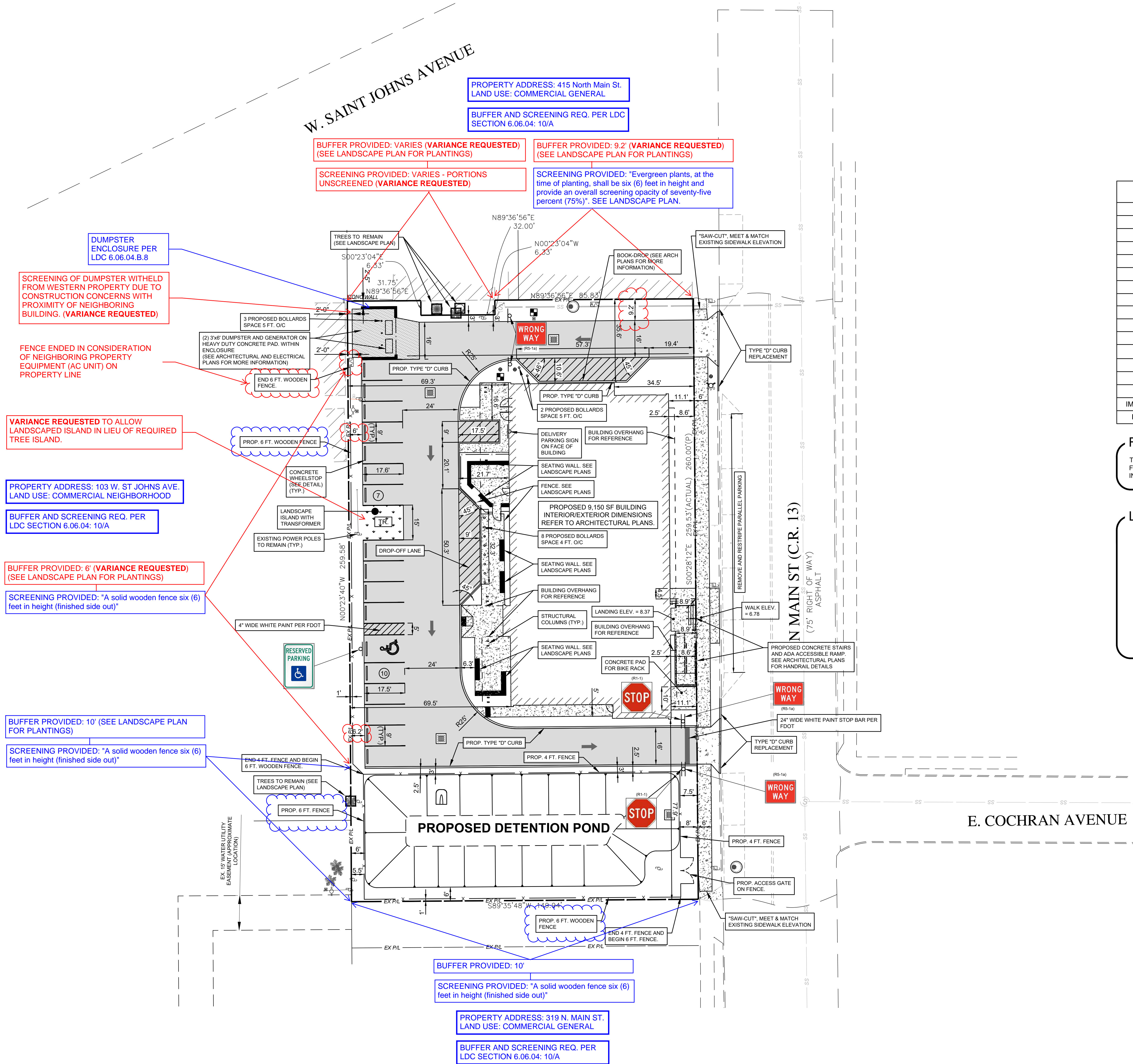
HBM
ARCHITECTURE
INTERIOR DESIGN

© Copyright by HEM Architects, LLC 2023

A NEW BUILDING FOR
HASTINGS, FLORIDA

**HASTINGS COMMUNITY CENTER
& LIBRARY**

401 N. Main Street, Hastings, Florida 32145



SITE DATA TABLE		
DESCRIPTION	EXISTING	PROPOSED
PROJECT AREA	38,670 S.F. OR 0.89 AC.	
PARCEL ID.	#0457500000 & #0445500000	
ZONE	PS	
LAND USE	VACANT LOT	
PARKING SPACE(s)		17 (INC. 1 H/C)
AREAS CALCULATION		
BUILDING		9,150 SF.
ASPHALT PAVEMENT	6,242 SF.	12,130 SF.
CONCRETE		2,550 SF.
IMPERVIOUS		
	6,242 SF. / 16%	23,830 SF. / 62%
PERVIOUS		
	32,428 SF. / 84%	14,840 SF. / 38%
IMPER. SURFACE RATIO (ISR)		
	0.16%	0.62%
FLOOR AREA RATIO (FAR)		
		0.24%

FLOOD INFORMATION:

THE SUBJECT PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE "X". "AREAS OF MINIMAL FLOODING", PURSUANT TO FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE RATE MAP NUMBER 12109C-0434 J, EFFECTIVE DATE 12/07/2018.

LEGEND:

- PROPOSED ASPHALT PAVEMENT OVER CRUSHED CONCRETE BASE
- PROPOSED CONCRETE DRIVE APRON AND SIDEWALK
- PROPOSED HEAVY DUTY CONCRETE PAD

OSBORN
ENGINEERING

300 Central Avenue, Suite 1100 | St. Petersburg, FL 33701
(727) 269-0436 | www.osborn-eng.com

DATE

12/21/2023

DESCRIPTION

DESIGN DEVELOPMENT

2

50% CD SET

3

90% CD REVIEW SET

04/01/2024

A NEW BUILDING FOR
HASTINGS, FLORIDA

COMMUNITY CENTER & LIBRARY

DATE:

04/01/2024

PROJECT NO:

22008

SCALE:

AS SHOWN

GEOMETRY
SITE PLAN

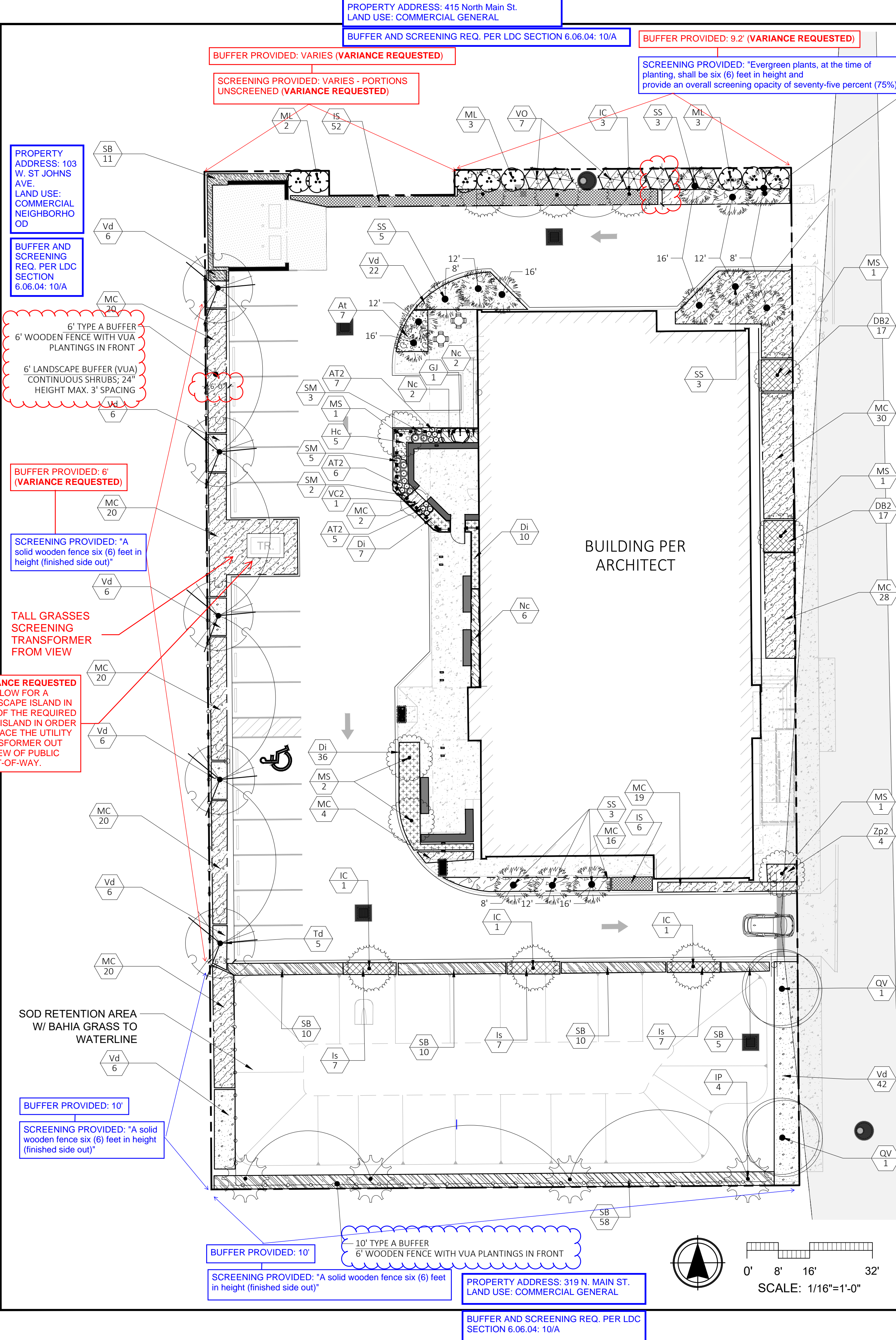
C-400

1382 West Ninth Street
Suite 300
Cleveland, Ohio 44113
www.HBMarchitects.com

HBM

NOT FOR CONSTRUCTION

401 N. Main Street, Hastings, Florida 32145



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	NOTES		QTY	REMARKS
TREES									
	IC	Ilex cassine / Dahoon Holly	As needed	2"	8'	3' CLEAR TRUNK		6	NATIVE
	JP	Ilex vomitoria 'Pendula' / Weeping Yaupon Holly	As needed	2"	8'	FULL TO GROUND		4	NATIVE
	MS	Magnolia virginiana / Sweetbay Magnolia	As Needed	2" min.	10'			6	NATIVE
	QV	Quercus virginiana / Southern Live Oak	B&B	4"	16'			2	NATIVE
	SS	Sabal palmetto / Cabbage Palmetto	B&B - REGEN.	15" Min,	Per Plan			14	NATIVE
	Td	Taxodium distichum / Bald Cypress	As needed	4"	14'			5	NATIVE
	VC2	Vitex agnus-castus / Chaste Tree	as needed	2" min., Standard Trunk	6'-7'			1	NATIVE
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2				QTY	REMARKS
SHRUBS									
	AT2	Asclepias tuberosa / Butterfly Milkweed	1 gal.	1.5' x 1.5'				18	NATIVE
	GJ	Gardenia jasminoides / Gardenia	7 gal.	2'-3'				1	NON-NATIVE
	ML	Magnolia grandiflora 'Little Gem' / Little Gem Dwarf Southern Magnolia	30 gal.	6' min.				8	NATIVE
	SM	Salvia x 'Balsalmisp' / Mystic Spires Blue Sage	1 gal.	18" min.				10	NATIVE
	VO	Viburnum obovatum / Walter's Viburnum	30 gal.	6' min.				7	NATIVE
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT				SPACING	QTY	REMARKS
SHRUB AREAS									
	At	Azalea x 'George L. Taber' / George L. Taber Southern Indica Azalea	3 gal.				42" o.c.	6	NON-NATIVE
	DB2	Dietes bicolor / Fortnight Lily	1 gal				24" o.c.	34	NON-NATIVE
	Di	Dietes vegeta / Fortnight Lily	1 gal.				24" o.c.	57	NON-NATIVE
	Hc	Hamelia patens 'Compacta' / Dwarf Firebush	3 gal.				30" o.c.	5	NATIVE
	Is	Ilex vomitoria 'Schillings' / Schillings Holly	3 gal.				30" o.c.	21	NATIVE
	Is	Ilex vomitoria 'Schillings' / Schillings Holly	3 gal.				30" o.c.	58	NATIVE
	MC	Muhlenbergia capillaris / Pink Muhly Grass	1 gal.				36" o.c.	257	NATIVE
	Nc	Neomarica caerulea / Walking Iris	3 gal.				36" o.c.	10	NON-NATIVE
	SB	Spartina bakeri / Sand Cordgrass	1 gal				36" o.c.	102	NATIVE
	Vd	Viburnum obovatum 'Densa' / Viburnum	3 gal.				36" o.c.	101	NATIVE
	Zp2	Zamia pumila / Coontie	3 gal				36" o.c.	4	NATIVE

TREE REQUIREMENT CALCULATIONS (PER SECTION 4.01.05)

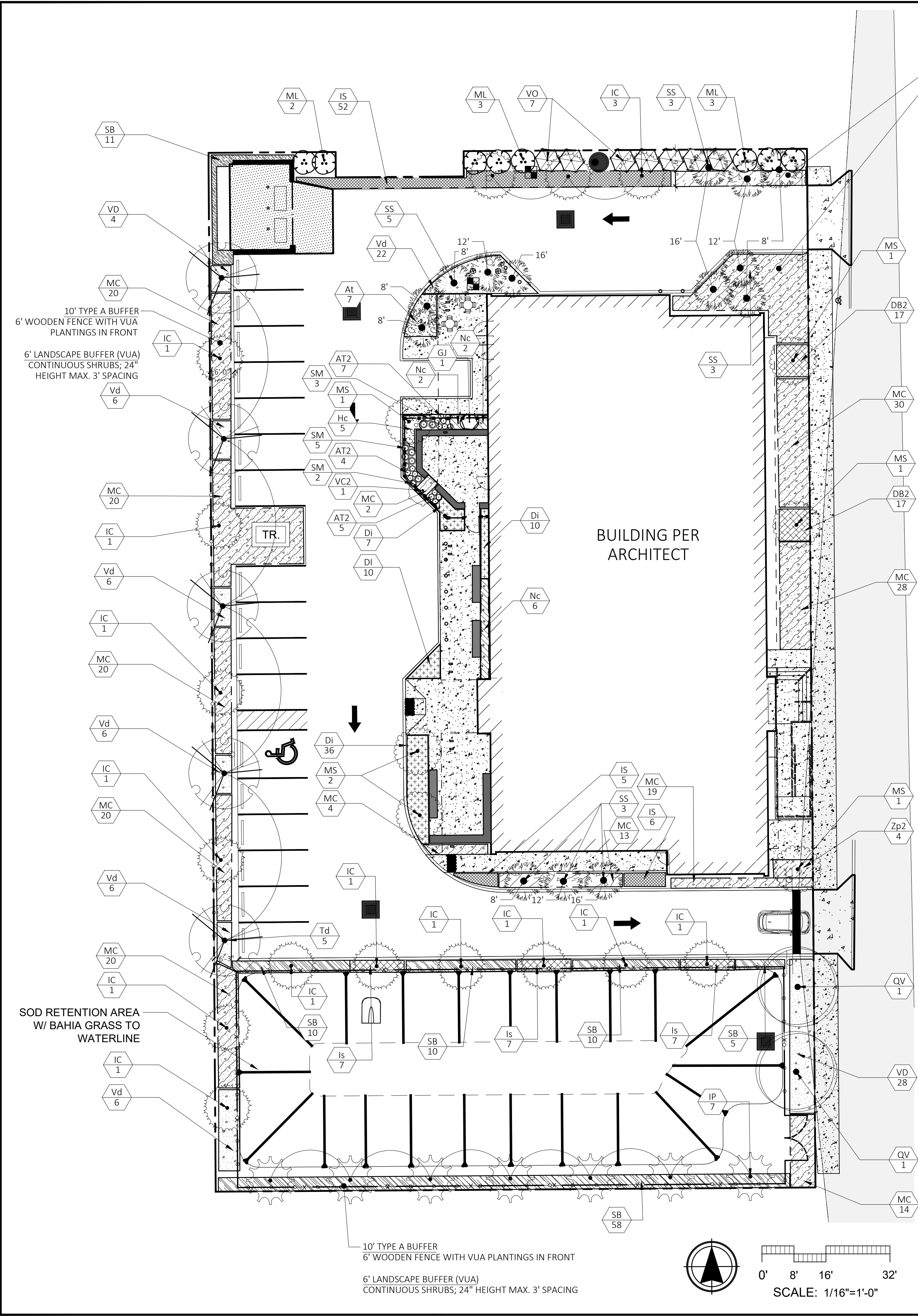
OVERALL SITE AREA = .89 AC
TOTAL INCHES REQUIRED (.89 AC x 80"/AC) = 72"
INCHES PROPOSED = 76"

TOTAL PALM TREE QUANTITY COUNTED TOWARDS REQUIREMENT = (4 / 28 = 14%)
TOTAL PALM TREE INCHES COUNTED TOWARDS REQUIREMENT = (12" / 76" = 16%)
TOTAL QUANTITY CANOPY TREES (70% MIN.) = (20/28 = 71%)

*Note 10 additional Palm Trees are being planted on site but are not included in above calculations.

PERCENT NATIVE TREES = 100%
PERCENT NATIVE CANOPY TREES = 71%
PERCENT NATIVE SHRUBS AND GROUNDCOVERS (591/699) =84%

IRRIGATOIN:
PROVIDE LOW FLOW DRIP IRRIGATION FOR ALL PLANTINGS W/ SMART CONTROLLER AND RAIN SENSOR
BAHIA SOD TO BE HAND WATERED FOR ESTABLISHMENT



10' TYPE A BUFFER
6' TALL SHRUBS AT 75% OPACITY AT TIME OF PLANTING

8' LANDSCAPE BUFFER (VUA)
CONTINUOUS SHRUBS; 24" HEIGHT MAX. 3' SPACING

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	NOTES		QTY	REMARKS
TREES									
	IC	Ilex cassine / Dahoon Holly	As needed	2"	8'	3' CLEAR TRUNK		15	NATIVE
	JP	Ilex vomitoria 'Pendula' / Weeping Yaupon Holly	As needed	2"	8'	FULL TO GROUND		7	NATIVE
	MS	Magnolia virginiana / Sweetbay Magnolia	As Needed	2" min.	10'			6	NATIVE
	QV	Quercus virginiana / Southern Live Oak	B&B	4"	16'			2	NATIVE
	SS	Sabal palmetto / Cabbage Palmetto	B&B - REGEN.	15" Min,	Per Plan			14	NATIVE
	Td	Taxodium distichum / Bald Cypress	As needed	4"	14'			5	NATIVE
	VC2	Vitex agnus-castus / Chaste Tree	as needed	2" min., Standard Trunk	6'-7'			1	NATIVE
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2				QTY	REMARKS
SHRUBS									
	AT2	Asclepias tuberosa / Butterfly Milkweed	1 gal.	1.5' x 1.5'				16	NATIVE
	GJ	Gardenia jasminoides / Gardenia	7 gal.	2'-3'				1	NON-NATIVE
	ML	Magnolia grandiflora 'Little Gem' / Little Gem Dwarf Southern Magnolia	30 gal.	6' min.				8	NATIVE
	SM	Salvia x 'Balsalmisp' / Mystic Spires Blue Sage	1 gal.	18" min.				10	NATIVE
	VO	Viburnum obovatum / Walter's Viburnum	30 gal.	6' min.				7	NATIVE
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT				SPACING	QTY	REMARKS
SHRUB AREAS									
	At	Azalea x 'George L. Taber' / George L. Taber Southern Indica Azalea	3 gal.				42" o.c.	6	NON-NATIVE
	DB2	Dietes bicolor / Fortnight Lily	1 gal				24" o.c.	34	NON-NATIVE
	Di	Dietes vegeta / Fortnight Lily	1 gal.				24" o.c.	64	NON-NATIVE
	Hc	Hamelia patens 'Compacta' / Dwarf Firebush	3 gal.				30" o.c.	5	NATIVE
	Is	Ilex vomitoria 'Schillings' / Schillings Holly	3 gal.				30" o.c.	21	NATIVE
	Is	Ilex vomitoria 'Schillings' / Schillings Holly	3 gal.				30" o.c.	63	NATIVE
	MC	Muhlenbergia capillaris / Pink Muhly Grass	1 gal.				36" o.c.	273	NATIVE
	Nc	Neomarica caerulea / Walking Iris	3 gal.				36" o.c.	10	NON-NATIVE
	SB	Spartina bakeri / Sand Cordgrass	1 gal				36" o.c.	102	NATIVE
	Vd	Viburnum obovatum 'Densa' / Viburnum	3 gal.				36" o.c.	86	NATIVE
	Zp2	Zamia pumila / Coontie	3 gal				36" o.c.	6	NATIVE

TREE REQUIREMENT CALCULATIONS (PER SECTION 4.01.05)

OVERALL SITE AREA = .89 AC
TOTAL INCHES REQUIRED (.89 AC x 80"/AC) = 72"
INCHES PROPOSED = 98"

TOTAL PALM TREE QUANTITY COUNTED TOWARDS REQUIREMENT = (4 / 28 = 14%)
TOTAL PALM TREE INCHES COUNTED TOWARDS REQUIREMENT = (12" / 76" = 16%)
TOTAL QUANTITY CANOPY TREES (70% MIN.) = (23/28 = 82%)

*Note 10 additional Palm Trees are being planted on site but are not included in above calculations.

PERCENT NATIVE TREES = 100%
PERCENT NATIVE CANOPY TREES = 71%
PERCENT NATIVE SHRUBS AND GROUNDCOVERS (598/719) =83%

IRRIGATION:

PROVIDE LOW FLOW DRIP IRRIGATION FOR ALL PLANTINGS W/ SMART CONTROLLER AND RAIN SENSOR
BAHIA SOD TO BE HAND WATERED FOR ESTABLISHMENT





HASTINGS
COMMUNITY
CENTER
& LIBRARY



HASTINGS
COMMUNITY
CENTER
LIBRARY

ORDINANCE NO. 2018 - 4

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING THE 2025 COMPREHENSIVE PLAN, ORDINANCE NO. 2010-38, AS AMENDED, FOR LANDS IN THE FORMER TOWN OF HASTINGS; AMENDING THE FUTURE LAND USE MAP OF THE ST. JOHNS COUNTY COMPREHENSIVE PLAN TO INCLUDE LANDS IN THE FORMER TOWN OF HASTINGS AND APPLYING ST. JOHNS COUNTY FUTURE LAND USE CATEGORIES TO THESE LANDS; AMENDING THE COMPREHENSIVE PLAN GOALS, OBJECTIVES, AND POLICIES TO ADDRESS THE FORMER TOWN OF HASTINGS; AMENDING THE LAND USE ELEMENT, SPECIFICALLY AMENDING GOAL A.1 FUTURE LAND USE TO ADDRESS THE FORMER TOWN OF HASTINGS; PROVIDING CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, Chapter 125 and 163, Florida Statutes provide for the Board of County Commissioners to prepare, implement and enforce Comprehensive Plans and Land Development regulations for the control of development within the County; and,

WHEREAS, Section 163.3184 and 163.3187 Florida Statutes provide the process for the adoption of Comprehensive Plan amendments; and,

WHEREAS, on November 7, 2017, the electorate of the Town of Hastings (the "Town"), Florida, located in St. Johns County, passed a referendum to dissolve the Town, which referendum repealed the Town's charter and all of its ordinances, including the Town's Comprehensive Plan; and,

WHEREAS, upon dissolution, the lands of the former Town will be included in the unincorporated areas of St. Johns County; and,

WHEREAS, to address the dissolution of the Town, the Board desires to efficiently and expeditiously apply St. Johns County Land Use Categories and the St. Johns County Comprehensive Plan to the lands in the former Town by adopting an amendment to the Future Land Use Map of its Comprehensive Plan in accordance with Section 163.3184(3) and (11), Florida Statutes; and,

WHEREAS, the Board has made reasonable attempts to match the existing land use and development patterns adopted by the Town and this Ordinance is adopted on the best available information; and,

WHEREAS, all information and documents presented and provided during Public Hearings are incorporated as part of the decision of the Board of County Commissioners.

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

SECTION 1. The St. Johns County Comprehensive Plan, Ordinance 2010-38, as amended, including the Future Land Use Map is hereby amended as illustrated in **Exhibit A** (Future Land Use Map) as applied to the lands described in **Exhibit B** (boundary of former Town of Hastings). The Land Use Element, Goal A.1 Future Land Use, Objective A.1.11 Provision of Effective, Compact Development is hereby amended as described in **Exhibit C**, incorporated and made a part of this Ordinance.

SECTION 2. The 2025 Comprehensive Plan amendment described in Section 1 is based upon the above WHEREAS clauses, adopted as legislative findings of fact, and the following Findings of Fact:

- (a) The amendment was fully considered after public hearing pursuant to legal notice duly published as required by Law.
- (b) The amendment is consistent with the Northeast Florida Strategic Regional Policy Plan.
- (c) The amendment is consistent with the applicable sections of the St. Johns County Comprehensive Plan and the Land Development Code.

SECTION 3. The remaining portions of the St. Johns County Comprehensive Plan, Ordinance No. 2010-38, as amended and the 2025 Future Land Use Map, as amended, which are not in conflict with the provisions of this ordinance, shall remain in full force and effect. Nothing in this Ordinance shall be deemed as amending or rescinding portions of the St. Johns County Comprehensive Plan unless specifically addressed.

SECTION 4. Inclusion and Codification into the Comprehensive Plan. It is the intent of the St. Johns County Board of County Commissioners that the provisions of this Ordinance shall be codified and made part of the St. Johns County Comprehensive Plan, Ordinance No. 2010-38, as previously amended, and that the sections and attachments of this ordinance may be renumbered, reorganized, relettered, and appropriately incorporated into the Comprehensive Plan in order to accomplish such intentions. 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. Should any section, subsection, sentence, clause, phrase or portion of this ordinance be held invalid or unconstitutional by any court of competent jurisdiction, such portions shall be deemed a separate, distinct and independent provision and shall not affect the validity of the remaining portions.

SECTION 6. These amendments to the St. Johns County Comprehensive Plan shall be effective 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely, challenged, within 30 days after adoption, the amendment does not become effective until the state land planning agency or Administration Commission enters a final order determining the adopted amendment to be in compliance.

SECTION 7. This ordinance shall be recorded in a book of land use regulation ordinances kept and maintained by the Clerk of Court in accordance with Section 125.68, Florida Statutes.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 6th DAY OF FEBRUARY 2018.

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

BY: 
Henry Dean, Chair

RENDITION DATE FEB 06 2018

ATTEST: Hunter S. Conrad, Clerk

BY:

Ivanhoe King
Deputy Clerk

Effective Date: MAR 13 2018



EXHIBIT A

Legend

County Boundary	Community Commercial	Neighborhood Commercial	Residential - Single-Family
City of Hastings Boundary	Industrial	Medium-Density Residential	Residential - Medium-Density
	Extensive Commercial	Public	

Hastings Future Land Use

Scale: 0 to 200 Feet

St. Johns County GIS



Hastings Future Land Use

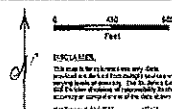


EXHIBIT B

TOWN OF HASTINGS BOUNDARIES

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 18, IN TOWNSHIP 9, SOUTH, RANGE 28, EAST, THE SAME BEING IN THE MIDDLE OF THE BOULEVARD; THENCE RUNNING WEST, ALONG THE SOUTH LINE OF SAID SECTION 18, TO A POINT WHERE THE SAID LINE INTERSECTS THE DIAGONAL ROAD KNOWN AS A PUBLIC COUNTY ROAD; THENCE NORTHWESTERLY, ALONG THE SAID ROAD, TO A POINT WHERE SAID ROAD INTERSECTS THE EAST RUN OF CRACKER BRANCH; THENCE DOWN THE RUN OF SAID BRANCH TO A POINT WHERE THE FLORIDA EAST COAST RAILWAY LINE CROSSES THE SAID BRANCH; THENCE NORTHEASTERLY, ALONG THE RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY, TO A POINT WHERE THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18 CROSSES THE SAID RAILWAY; THENCE NORTH TO THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 9, SOUTH, RANGE 28 EAST; THENCE EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF NORTHEAST QUARTER OF SAID SECTION 18, TO THE SECTION LINE BETWEEN SECTION 17 AND 28; THENCE EAST, ON A LINE 40 CHAINS, OR TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, IN SAID TOWNSHIP AND RANGE; THENCE SOUTH 60 CHAINS, OR TO THE SOUTH LINE OF SAID SECTION 17, IN THE MIDDLE OF A PUBLIC OR COUNTY ROAD; THENCE WEST ALONG THE MIDDLE OF SAID ROAD, 40 CHAINS, OR TO A POINT BEGINNING OF THIS SURVEY;

TOGETHER WITH ALL ANNEXATIONS IN THE FOLLOWING DESCRIBED LANDS:

ORDINANCE 02-09
TOWN OF HASTINGS, FLORIDA

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF HASTINGS, FLORIDA MAKING FINDINGS; PROVIDING FOR THE ANNEXATION INTO THE TOWN OF THE FOLLOWING DESCRIBED PROPERTY: A PARCEL OF LAND IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 9 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA CONTAINING 5.07 ACRES MORE OR LESS AND BEING MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE WEST LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 17 WITH THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO. 207, SECTION 7805-175, SAID RIGHT OF WAY BEING 100 FEET IN WIDTH; THENCE, NORTH 89 DEGREES 47 MINUTES 51 SECONDS EAST, ON SAID NORTH RIGHT OF WAY LINE, 50 FEET TO THE POINT OF BEGINNING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE, NORTH 00 DEGREES 42 MINUTES 09 SECONDS WEST, ON THE EAST LINE OF A 50 FOOT WIDE CANAL RIGHT OF WAY, 552.01 FEET; THENCE, NORTH 88 DEGREES 38 MINUTES 03 SECONDS EAST, ON A FENCE LINE, 418.62 FEET; THENCE, SOUTH 03 DEGREES 03 MINUTES 34 SECONDS WEST, ON THE WEST SIDE OF A DITCH, 547.54 FEET TO A POINT ON SAID NORTH RIGHT OF WAY LINE WHICH IS SOUTH 05 DEGREES 53 MINUTES 12 SECONDS EAST, 2,814.93 FEET FROM THE CENTER OF A CURVE ON SAID RIGHT OF WAY LINE; THENCE, ON SAID CURVE AND ON SAID RIGHT OF WAY LINE, ON A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 05 DEGREES 41 MINUTES 03 SECONDS, AN ARC DISTANCE OF 279.26 FEET; THENCE, CONTINUING ON SAID RIGHT OF WAY LINE AND TANGENT TO SAID CURVE, SOUTH 89 DEGREES 47 MINUTES 51 SECONDS WEST, 103.76 FEET TO THE POINT OF BEGINNING; PROVIDING FOR REDEFINITION OF THE BOUNDARY LINES OF THE TOWN TO INCLUDE THE ANNEXED PROPERTY; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 05-02
TOWN OF HASTINGS, FLORIDA

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF HASTINGS, FLORIDA MAKING FINDINGS; PROVIDING FOR THE ANNEXATION INTO THE TOWN OF THE FOLLOWING DESCRIBED PROPERTY: LOTS FIVE (5), SIX (6) AND SEVEN (7) OF BLOCK TWENTY THREE (23) OF HASTINGS DEVELOPMENT COMPANY SUBDIVISION AS LOCATED IN SECTION EIGHTEEN (18), TOWNSHIP NINE (9) SOUTH, RANGE TWENTY EIGHT (28) EAST, AS RECORDED IN MAP BOOK 2, PAGE 8 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, ALSO KNOWN AS 603 MAIN STREET NORTH, PARCEL IDENTIFICATION NUMBER: 040820 0000; PROVIDING FOR REDEFINITION OF THE BOUNDARY LINES OF THE TOWN TO INCLUDE THE ANNEXED PROPERTY; AND PROVIDING FOR AN EFFECTIVE DATE.

ANNEXATION ORDINANCE 05-03

LOTS ONE (1), TWO (2), THREE (3) AND FOUR (4) SOUTH OF THE COUNTY ROAD IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION NINETEEN (19) TOWNSHIP NINE (9) SOUTH, RANGE TWENTY-EIGHT (28) EAST AS PER PLAT OF C.G. WHITE'S SUBDIVISION, RECORDED IN PLAT BOOK 1 PAGE 99 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, CONTAINING FORTY AND 81/100 ACRES MORE OR LESS. "SAVING AND EXCEPTING THEREFROM A STRIP OF AND FORTY (40) FEET WIDE ALONG THE EAST SIDE OF SAID TRACT FOR ROAD PURPOSES."

LESS AND EXCEPT to 05-03

A PARCEL OF LAND IN LOTS 1 AND 2 IN WHITE'S SUBDIVISION IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 9 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, AS RECORDED IN MAP BOOK 1, PAGE 99, PUBLIC RECORDS OF SAID COUNTY, SAID PARCEL OF LAND CONTAINING 0.88 ACRE MORE OR LESS AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 19; THENCE NORTH 00 DEGREES 1 MINUTE 45 SECONDS WEST, ON THE EAST LINE OF SAID SECTION 19, A DISTANCE OF 3,657.02 FEET TO THE SOUTHWEST LINE OF A COUNTY ROAD, SAID LINE BEING 25 FEET SOUTHWEST FROM AND PARALLEL WITH THE CENTERLINE OF PAVING IN SAID ROAD; THENCE NORTH 53 DEGREES 38 MINUTES 45 SECONDS WEST, ON SAID SOUTHWEST LINE OF ROAD, 223.67 FEET TO THE POINT OF BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE SOUTH 2 DEGREES 33 MINUTES 15 SECONDS WEST 118.99 FEET; THENCE NORTH 89 DEGREES 26 MINUTES 45 SECONDS WEST 201.22 FEET; THENCE NORTH 2 DEGREES 05 MINUTES 15 SECONDS EAST 262.54 FEET; THENCE SOUTH 53 DEGREES 38 MINUTES 45 SECONDS EAST, ON SAID SOUTHWEST LINE OF ROAD, 244.78 FEET TO THE POINT OF BEGINNING. PARCEL IDENTIFICATION NUMBER: 047530-0010.

AND LESS AND EXCEPT to 05-03

A STRIP OF LAND IN WHITE'S SUBDIVISION AS RECORDED IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, IN MAP BOOK 1 AT PAGE 99, SAID SUBDIVISION BEING IN THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 19, TOWNSHIP 9 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, AND SAID STRIP OF LAND BEING 6 FEET IN WIDTH AND APPROXIMATELY 1,403 FEET IN LENGTH WITH THE NORTHEASTERLY SIDE BEING THE NORTHEASTERLY LINE OF LOTS 1, 2,

3 AND 4 OF SAID SUBDIVISION (WHICH LINE IS ALSO THE SOUTHWESTERLY LINE OF A COUNTY ROAD), THE WESTERLY END BEING THE WESTERLY SIDE OF SAID LOT 4 AND THE EASTERLY END BEING 40 FEET WESTERLY FROM THE EASTERLY LINE OF SAID LOT 1.

ORDINANCE 05-04
TOWN OF HASTINGS, FLORIDA

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF HASTINGS, FLORIDA MAKING FINDINGS; PROVIDING FOR THE ANNEXATION INTO THE TOWN OF THE FOLLOWING DESCRIBED PROPERTY: PARCEL 1: BEGINNING AT A POINT IN THE MIDDLE OF THE BRICK ROAD 2123 FEET EAST OF NORTHWEST CORNER OF SOUTHWEST QUARTER OF SOUTHWEST QUARTER, SECTION 18, TOWNSHIP 9 SOUTH, RANGE 28, EAST; THENCE RUN SOUTH 27 DEGREES WEST 525 FEET TO ODOM'S SOUTHEAST CORNER; THENCE SOUTH 76 DEGREES EAST 85 FEET TO EVAN'S LAND; THENCE NORTH 27 DEGREES 20 MINUTES EAST 547 FEET TO CENTER OF BRICK ROAD; THENCE WEST ALONG CENTER OF ROAD 90 FEET TO POINT OF BEGINNING. CONTAINING 1.06 ACRES, MORE OR LESS, AND EXCEPTING THEREFROM THE PRESENT ROAD RIGHT-OF-WAY ALONG THE NORTH LINE; PARCEL IDENTIFICATION NUMBER: 047200-0000; PARCEL 2: SOUTH 1/2 OF SOUTHWEST 1/4 OF NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 9 SOUTH, RANGE 28 EAST; PARCEL IDENTIFICATION NUMBER: 047260-0000; PARCEL 3: PART OF LOT FIVE (5) OF T. H. WHITE SUBDIVISION, MAP BOOK 1, PAGE 199, WHICH LIES SOUTH OF COUNTY ROAD AND WEST OF FORD ROAD AND EAST OF PARCEL A; PARCEL IDENTIFICATION NUMBER: 047620-0000; PROVIDING FOR REDEFINITION OF THE BOUNDARY LINES OF THE TOWN TO INCLUDE THE ANNEXED PROPERTY; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 05-06
TOWN OF HASTINGS, FLORIDA

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF HASTINGS, FLORIDA MAKING FINDINGS; PROVIDING FOR THE ANNEXATION INTO THE TOWN OF THE FOLLOWING DESCRIBED PROPERTY: PARCEL 1: PARCEL IDENTIFICATION NUMBER: 047030-0000: ALL OF THE SOUTH ONE-HALF ($\frac{1}{2}$) OF THE SOUTHWEST ONE-QUARTER ($\frac{1}{4}$) OF SECTION 18, TOWNSHIP 9 SOUTH, RANGE 28 EAST, LYING SOUTH OF THE FLORIDA EAST COAST RAILWAY AND SOUTH OF THE PUBLIC OR COUNTY ROAD KNOWN AS COWPEN BRANCH AND FEDERAL POINT ROAD AND WEST OF CRACKER, AS RECORDED IN DEED BOOK 117, PAGE 313, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; PARCEL 2: PARCEL IDENTIFICATION NUMBER: 047270-0000: ALL OF THE NORTHEAST ONE-QUARTER ($\frac{1}{4}$) OF THE NORTHWEST ONE-QUARTER ($\frac{1}{4}$) OF SECTION 19, TOWNSHIP 9 SOUTH, RANGE 28 EAST, LYING ON THE WEST SIDE OF CRACKER BRANCH AS RECORDED IN DEED BOOK 117, PAGE 313, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; PARCEL 3: PARCEL IDENTIFICATION NUMBER: 047180-0000: A PART OF LOT FORTY-EIGHT (48), MERRIFIELD PLAT, AS RECORDED IN DEED BOOK 80, PAGE 595, DEED BOOK 117, PAGE 314, AND DEED BOOK 165, PAGE 27, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; PARCEL 4: PARCEL IDENTIFICATION NUMBER: 047250-0000: ALL OF THE NORTH $\frac{1}{2}$ OF SOUTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$, SECTION 19, TOWNSHIP 9 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; ALL OF THE NORTHWEST $\frac{1}{4}$ OF NORTHEAST $\frac{1}{4}$ LYING SOUTH OF CRACKER BRANCH, SECTION 19, TOWNSHIP 9 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; ALL OF NORTHEAST $\frac{1}{4}$ OF NORTH WEST $\frac{1}{4}$ LYING EAST OF CRACKER BRANCH, SECTION 19, TOWNSHIP 9 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; PARCEL 5: PARCEL IDENTIFICATION NUMBER: 047043-0000: ALL OF THE SOUTHWEST $\frac{1}{4}$ OF SOUTHEAST $\frac{1}{4}$ LYING EAST OF CRACKER BRANCH AND SOUTH OF COUNTY ROAD, SECTION 18, TOWNSHIP 9 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; PARCEL 6, PARCEL IDENTIFICATION NUMBER: 047610-0000: NORTH $\frac{1}{2}$ OF LOT 5 AND ALL OF LOT 6, WHITES SUBDIVISION, OF THE NORTHEAST $\frac{1}{2}$ OF SECTION 19, TOWNSHIP 9 SOUTH, RANGE 28 EAST, ACCORDING TO PLAT BOOK 1, PAGE 99, ST. JOHNS COUNTY RECORDS; PARCEL 7: PARCEL IDENTIFICATION NUMBER: 047280-0000: WEST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ AND THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 19, ALL IN TOWNSHIP 9 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA;

PARCEL 8: PARCEL IDENTIFICATION NUMBER: 047290-0000: THE NORTHWEST 1/4 OF SOUTHWEST 1/4, SECTION 19, TOWNSHIP 9 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; PARCEL 9: PARCEL IDENTIFICATION NUMBER: 047300-0000: THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, SECTION 19, TOWNSHIP 9 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; PROVIDING FOR REDEFINITION OF THE BOUNDARY LINES OF THE TOWN TO INCLUDE THE ANNEXED PROPERTY; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 05- 11
TOWN OF HASTINGS, FLORIDA

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF HASTINGS, FLORIDA MAKING FINDINGS; PROVIDING FOR THE ANNEXATION INTO THE TOWN OF THE FOLLOWING DESCRIBED PROPERTY: PARCEL IDENTIFICATION NUMBER 047040 0001: ALL OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 LYING EAST OF CRACKER BRANCH, SECTION 18 TOWNSHIP 9 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; LESS AND EXCEPT THAT PORTION OF THE DESCRIBED PROPERTY NOW LOCATED NORTHERLY OF THE BOUNDARY OF THE TOWN OF HASTINGS; PROVIDING FOR REDEFINITION OF THE BOUNDARY LINES OF THE TOWN TO INCLUDE THE ANNEXED PROPERTY; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 05- 12
TOWN OF HASTINGS, FLORIDA

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF HASTINGS, FLORIDA MAKING FINDINGS; PROVIDING FOR THE ANNEXATION INTO THE TOWN OF THE FOLLOWING DESCRIBED PROPERTY: PARCEL ONE: PARCEL IDENTIFICATION NUMBER: 046505-0000: THE NORTH ONE HUNDRED (100) FEET OF LOT 7, ALL OF LOTS 8,9,10, 11 AND 12 OF J.M. DANCY'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 9 SOUTH, RANGE 28 EAST, AND A TRACT OF LAND DESCRIBED AS BEING 280 FEET EAST AND WEST BY 600 FEET, NORTH AND SOUTH, IN THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 9 SOUTH, RANGE 28 EAST, AND LYING WEST OF LOT 6 OF J.M. DANCY'S SUBDIVISION, AND IS COMMONLY REFERRED TO BY GRANTORS AS THE CURTIS FARM. EXCEPTING THAT PORTION OF PARCEL ONE CONVEYED BY GRANTORS TO STATE OF FLORIDA FOR USE AND BENEFIT OF THE STATE ROAD DEPARTMENT OF FLORIDA BY WARRANTY DEED DATED MARCH 15, 1956, AND RECORDED IN DEED BOOK 225, PAGE 556, PUBLIC RECORDS OF ST. JOHNS'S COUNTY, FLORIDA; PARCEL 2: PARCEL IDENTIFICATION NUMBER: 047240-0000: PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE1/4) LYING NORTHEAST OF COWPEN BRANCH ROAD, SECTION 19, TOWNSHIP 9 SOUTH, RANGE 28 EAST, CONTAINING 6 ACRES, MORE OR LESS; PROVIDING FOR REDEFINITION OF THE BOUNDARY LINES OF THE TOWN TO INCLUDE THE ANNEXED PROPERTY; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 05- 14
TOWN OF HASTINGS, FLORIDA

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF HASTINGS, FLORIDA MAKING FINDINGS; PROVIDING FOR THE ANNEXATION INTO THE TOWN OF THE FOLLOWING DESCRIBED PROPERTY: PARCEL IDENTIFICATION NUMBER 038830-0010; THE WEST ONE-HALF OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 9 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, LYING SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 207, AS PRESENTLY ESTABLISHED, AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND: A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 9 SOUTH, RANGE 28 EAST, IN ST. JOHNS COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE WEST LINE OF SAID SOUTHWEST QUARTER OF SOUTHEAST QUARTER WITH THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 207; THENCE NORTH 89 DEGREES 47 MINUTES 51 SECONDS EAST, ON SAID RIGHT-OF-WAY LINE 33.11 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 47 MINUTES 51 SECONDS EAST, ON SAID RIGHT-OF-WAY LINE, 119.95 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS, CHORD AND CHORD BEARING OF 2914.93 FEET 5.05 FEET AND NORTH 89 DEGREES 44 MINUTES 53 SECONDS EAST; THENCE AROUND THE ARC OF SAID CURVE 5.05 FEET; THENCE SOUTH 00 DEGREES 42 MINUTES 09 SECONDS EAST, 105.04 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES 51 SECONDS WEST 125.00 FEET; THENCE NORTH 00 DEGREES 42 MINUTES 09 SECONDS WEST 105.00 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND: COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF STATE ROAD NO. 207, (A 100' R/W), WITH THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 9 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, THENCE RUN NORTH 89° 47' 51" EAST ALONG SAID R/W LINE, 153.32 FEET; THENCE BY CURVE TO THE LEFT, HAVING A RADIUS OF 2914.93 FEET, RUN NORTH 89° 44' 53" , 5.05 FEET (BEING THE CHORD BEARING AND DISTANCE) TO THE POINT OF BEGINNING; THENCE CONTINUE TO RUN ALONG SAID CURVE, NORTH 86° 43' 48" EAST, 301.89 FEET (BEING THE CHORD BEARING AND DISTANCE); THENCE RUN SOUTH 00° 42' 29" EAST, 1262.70 FEET TO THE NORTH R/W OF GEORGE MILLER ROAD; THENCE RUN NORTH 89° 51' 29" WEST, ALONG SAID NORTH R/W OF GEORGE MILLER ROAD, 460 FEET; THENCE NORTH 00° 42' 29" WEST, ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, 1138.78 FEET; THENCE RUN NORTH 89° 47' 51" EAST, 158.11 FEET; THENCE RUN NORTH 00° 42' 29" WEST, 105.04 FEET TO THE POINT OF BEGINNING. EXCEPTING 50 FOOT STRIP ALONG WEST BOUNDARY FOR CANAL RIGHT OF WAY; PROVIDING FOR REDEFINITION OF THE BOUNDARY LINES OF THE TOWN TO INCLUDE THE ANNEXED PROPERTY; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 05- 15
TOWN OF HASTINGS, FLORIDA

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF HASTINGS, FLORIDA MAKING FINDINGS; PROVIDING FOR THE ANNEXATION INTO THE TOWN OF THE FOLLOWING DESCRIBED PROPERTY: PARCEL IDENTIFICATION NUMBERS: 047915-0030, 047890-0000, 048040-0010, 047910-0000, 047730-0000, 047720-0000; PARCEL F: BEING IN THE COUNTY OF ST. JOHNS AND STATE OF FLORIDA, KNOWN AND DESCRIBED AS ALL OF THE WEST ½ OF THE SOUTHEAST 1/4, LYING NORTH OF COUNTY ROAD #13 AS NOW ESTABLISHED AND ALL OF LOT 1, OF WHITE'S SUBDIVISION AS RECORDED IN MAP BOOK 1, PAGE 99, EXCEPT THE WEST ½ ACRE OF SAID LOT 1, ALL LYING IN SECTION 20, TOWNSHIP 9 SOUTH, RANGE 28 EAST LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED LAND: A TRIANGULAR TRACT OF LAND SITUATED IN THE WEST ½ OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 9 SOUTH RANGE 28 EAST, BEING A PART OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 262, PAGE 746 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING IN THE CENTER OF A PAVED COUNTY ROAD AT THE INTERSECTION OF THE EAST LINE OF THE WEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 9 SOUTH, RANGE 28 EAST WITH THE NORTHEASTERLY RIGHT OF WAY OF COUNTY ROAD #13 AND RUN THENCE NORTHWESTERLY, ALONG SAID NORTHEASTERLY RIGHT OF WAY, A DISTANCE OF 1014.4 FEET TO A POINT 812.0 FEET WEST, AS MEASURED AT RIGHT ANGLES, FROM THE EAST LINE OF THE WEST ½ OF THE SOUTHEAST 1/4 OF SECTION 20 AND THE POINT OF BEGINNING OF THIS DESCRIPTION. FROM POINT OF BEGINNING (1) RUN THENCE NORTHERLY, PARALLEL WITH SAID EAST LINE AND AT A DISTANCE OF 812.00 FEET WEST, AS MEASURED PERPENDICULAR THEREFROM A DISTANCE OF 255.4 FEET; (2) THENCE WESTERLY, PERPENDICULAR TO PRECEDING CALL, A DISTANCE OF 341.12 FEET, MORE OR LESS, TO INTERSECT WITH THE NORTHEASTERLY RIGHT OF WAY OF COUNTY ROAD #13; (3) THENCE SOUTHEASTERLY, ALONG SAID NORTHEASTERLY RIGHT OF WAY, A DISTANCE OF 426.13 FEET, MORE OR LESS, TO THE POINT OF BEGINNING AND TO CLOSE. LESS AND EXCEPT A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 9 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 20 AS A POINT OF REFERENCE; THENCE SOUTH 89° 37' 09" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE OF SAID SECTION 20 A DISTANCE OF 282.23 FEET; THENCE DEPARTING SAID NORTH LINE SOUTH 00° 04' 34" EAST A DISTANCE OF 20.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF GEORGE

MILLER ROAD; THENCE SOUTH 89° 37' 09" EAST ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 2360.95 FEET TO THE WEST LINE OF CANAL NO. 22 RIGHT-OF-WAY (A 30 FOOT WIDE CANAL RIGHT-OF-WAY) PER DEED BOOK 43, PAGE 272 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF GEORGE MILLER ROAD SOUTH 00° 25' 53" EAST ALONG SAID WEST LINE OF CANAL NO. 22 RIGHT-OF-WAY, A DISTANCE OF 2601.05 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE DEPARTING SAID WEST LINE OF CANAL NO. 22 RIGHT-OF-WAY NORTH 89° 55' 40" EAST, A DISTANCE OF 60.00 FEET; THENCE SOUTH 00° 42' 14" EAST A DISTANCE OF 370.02 FEET; THENCE SOUTH 89° 55' 40" WEST A DISTANCE OF 60.00 FEET; THENCE NORTH 00° 42' 14" WEST A DISTANCE OF 370.02 FEET TO THE AFOREMENTIONED POINT OF BEGINNING OF THE DESCRIPTION. SAID PARCEL CONTAINING 0.51 ACRES, MORE OR LESS. SAID LANDS ALSO BEING THOSE AS DESCRIBED FORMERLY IN DEED BOOK 44, PAGE 299, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. TOGETHER WITH PARCEL G; THE MOST WESTERN ½ ACRE OF LOT 1, RESERVED IN SALE DEED BOOK 3, PAGE 65, MAP BOOK 1, PAGE 99, TO ALBERT LEWIS IN THE LAST ½ OF THE SOUTHWEST ¼ OF SECTION 20, TOWNSHIP 9 SOUTH, RANGE 28 EAST, BEING A TRIANGULAR PIECE OF LAND CONTAINING 2 ACRES BOUNDED AS FOLLOWS: BEGINNING AT WESTERN POINT OF SAID LOT 1; THENCE ALONG NORTH LINE EASTERLY 4 CHAINS; THENCE SOUTH 2.75 CHAINS TO SOUTHERN BOUNDARY OF SAID LOT; THENCE ALONG THE SAID SOUTHERN BOUNDARY WESTWARDLY 4 CHAINS 80 LINKS TO POINT OF BEGINNING. EXCEPTING RIGHT OF WAY FOR COUNTY ROAD #13, AND LAND TAKEN BY DRAINAGE DITCH ON THE MOST NORTHERLY BOUNDARY OF THIS PARCEL. TOGETHER WITH A PARCEL OF LAND LOCATED IN THE NORTHWEST ¼ OF SECTION 20, TOWNSHIP 9 SOUTH, RANGE 28 EAST, LYING NORTHERLY AND EASTERLY OF COUNTY ROAD NO. 13, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 20 AS A POINT OF REFERENCE; THENCE SOUTH 89 DEGREES 37' 09" EAST ALONG THE NORTH LINE OF SAID SECTION 20 A DISTANCE OF 282.23 FEET; THENCE DEPARTING SAID NORTH LINE SOUTH 00 DEGREES 04' 34" EAST A DISTANCE OF 20.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF GEORGE MILLER ROAD AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 89° 37' 09" EAST ALONG SAID SOUTH RIGHT-OF-WAY A DISTANCE OF 2360.95 FEET TO THE WEST LINE OF CANAL NO. 22 RIGHT-OF-WAY (A 30 FOOT WIDE CANAL RIGHT-OF-WAY) PER DEED BOOK 43 PAGE 272 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF GEORGE MILLER ROAD SOUTH 00° 25' 53" EAST ALONG SAID WEST LINE OF CANAL NO. 22 RIGHT-OF-WAY, A DISTANCE OF 2601.05 FEET; THENCE DEPARTING SAID WEST LINE OF CANAL NO. 22 RIGHT-OF-WAY SOUTH 89° 55' 40" WEST A DISTANCE OF 1050.97 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 13 (AN 80 FOOT WIDE RIGHT-OF-WAY PER FLORIDA

DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP 4653-250); THENCE NORTH 54° 10' 41" WEST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 1576.44 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVE NORTHEASTERLY; THENCE ALONG SAID CURVE HAVING A RADIUS OF 676.77 FEET, AN ARC LENGTH OF 632.53 FEET, A CENTRAL ANGLE OF 53° 33' 02", A CHORD BEARING OF NORTH 27° 24' 11" WEST AND A CHORD DISTANCE OF 609.76 FEET; THENCE DEPARTING SAID CURVE NORTH 00° 37' 40" WEST A DISTANCE OF 511.24 FEET; THENCE DEPARTING SAID COUNTY ROAD NO. 13 RIGHT-OF-WAY LINE NORTH 89° 10' 50" EAST A DISTANCE OF 235.00 FEET; THENCE NORTH 00° 37' 40" WEST A DISTANCE OF 232.00 FEET; THENCE NORTH 89° 10' 50" EAST A DISTANCE OF 3.00 FEET; THENCE NORTH 00° 04' 34" EAST A DISTANCE OF 407.42 FEET TO THE AFOREMENTIONED POINT OF BEGINNING OF THIS DESCRIPTION. TOGETHER WITH A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 9 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 20 AS A POINT OF REFERENCE: THENCE SOUTH 89° 37' 09" EAST ALONG THE NORTH LINE OF SAID SECTION 20 A DISTANCE OF 282.23 FEET; THENCE DEPARTING SAID NORTH LINE, SOUTH 00° 04' 34" EAST, A DISTANCE OF 20.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF GEORGE MILLER ROAD; THENCE SOUTH 89° 37' 09" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 2360.95 FEET TO THE WEST LINE OF CANAL NO. 22 RIGHT-OF-WAY (A 30 FOOT WIDE CANAL RIGHT-OF-WAY) PER DEED BOOK 43, PAGE 272 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA: THENCE DEPARTING THE SOUTH RIGHT-OF-WAY OF GEORGE MILL ROAD SOUTH 00° 25' 53" EAST ALONG SAID WEST LINE OF CANAL NO. 22 RIGHT-OF-WAY, A DISTANCE OF 2601.05 FEET: THENCE DEPARTING SAID WEST LINE OF CANAL NO. 22 RIGHT -OF-WAY NORTH 89° 55' 40" EAST, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 00° 25' 53" WEST A DISTANCE OF 640.01 FEET; THENCE NORTH 89° 55' 40" WEST A DISTANCE OF 40.00 FEET; THENCE SOUTH 00° 25' 53" EAST A DISTANCE OF 640.01 FEET; THENCE NORTH 89° 55' 40" EAST A DISTANCE OF 40 FEET TO THE AFOREMENTIONED POINT OF BEGINNING OF THIS DESCRIPTION. THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 0.59 ACRES, MORE OR LESS. SAID LANDS ALSO BEING THOSE AS DESCRIBED FORMERLY IN OFFICIAL RECORDS BOOK 278, PAGE 456, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. LESS AND EXCEPT FROM ALL THE PARCELS ABOVE, ANY PORTION LYING WITHIN THE RIGHT-OF-WAY OF ANY ROAD AND/OR HASTINGS DRAINAGE DISTRICT CANAL; PROVIDING FOR REDEFINITION OF THE BOUNDARY LINES OF THE TOWN TO INCLUDE THE ANNEXED PROPERTY; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 05-24
TOWN OF HASTINGS, FLORIDA

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF HASTINGS, FLORIDA MAKING FINDINGS; PROVIDING FOR THE ANNEXATION INTO THE TOWN OF THE FOLLOWING DESCRIBED PROPERTY: COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF STATE ROAD NO.: 207 (A 100' R/W) WITH THE WEST LINE OF THE S.E. ¼ OF SECTION 17, TOWNSHIP 9 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE RUN NORTH 89 DEGREES 47 MINUTES 51 SECONDS EAST ALONG SAID R/W LINE, 153.32 FEET; THENCE BY CURVE TO THE LEFT, HAVING A RADIUS OF 2914.93 FEET, RUN NORTH 89 DEGREES 44 MINUTES 53 SECONDS EAST, 5.05 FEET (BEING THE CHORD BEARING AND DISTANCE) TO THE POINT OF BEGINNING; THENCE CONTINUE TO RUN ALONG SAID CURVE NORTH 86 DEGREES, 43 MINUTES, 48 SECONDS EAST, 301.89 FEET (BEING THE CHORD BEARING AND DISTANCE); THENCE RUN SOUTH 00 DEGREES 42 MINUTES, 29 SECONDS EAST, 1262.70 FEET TO THE NORTH R/W OF GEORGE MILLER ROAD; THENCE RUN NORTH 89 DEGREES 51 MINUTES, 29 SECONDS WEST ALONG SAID NORTH R/W OF GEORGE MILLER ROAD, 460 FEET; THENCE NORTH 00 DEGREES 42 MINUTES, 29 SECONDS WEST, ALONG THE WEST LINE OF SAID SOUTHEAST ¼, 1138.78 FEET; THENCE RUN NORTH 89 DEGREES 47 MINUTES, 51 SECONDS EAST, 158.11 FEET; THENCE RUN NORTH 00 DEGREES 42 MINUTES 29 SECONDS WEST, 105.04 FEET TO THE POINT OF BEGINNING; EXCEPTING 50 FOOT STRIP ALONG WEST BOUNDARY FOR CANAL RIGHT OF WAY; PROVIDING FOR REDEFINITION OF THE BOUNDARY LINES OF THE TOWN TO INCLUDE THE ANNEXED PROPERTY; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 05-25
TOWN OF HASTINGS, FLORIDA

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF HASTINGS, FLORIDA MAKING FINDINGS; PROVIDING FOR THE ANNEXATION INTO THE TOWN OF THE FOLLOWING DESCRIBED PROPERTY: A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 9 SOUTH, RANGE 28 EAST, IN ST. JOHNS COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE WEST LINE OF SAID SOUTHWEST QUARTER OF SOUTHEAST QUARTER WITH THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 207; THENCE NORTH 89 DEGREES 47' 51" EAST, ON SAID RIGHT-OF-WAY LINE 33.11 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 47' 51" EAST, ON SAID RIGHT-OF-WAY LINE, 119.95 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS, CHORD AND CHORD BEARING OF 2914.93 FEET, 5.05 FEET AND NORTH 89 DEGREES 44' 53" EAST; THENCE AROUND THE ARC OF SAID CURVE 5.05 FEET; THENCE SOUTH 00 DEGREES 42' 09" EAST, 105.04 FEET; THENCE SOUTH 89 DEGREES 47' 51" WEST 125.0 FEET; THENCE NORTH 00 DEGREES 42' 09" WEST 105.00 FEET TO THE BEGINNING, AND CONTAINING 0.30 ACRES MORE OR LESS; SUBJECT TO: SIXTY (60) FOOT CANAL FOR CANAL PURPOSES, ALONG THE WESTERLY PORTION OF SUBJECT PROPERTY, TO HASTINGS DRAINAGE DISTRICT, AS RECORDED IN DEED BOOK 44, PAGE 224, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; PROVIDING FOR REDEFINITION OF THE BOUNDARY LINES OF THE TOWN TO INCLUDE THE ANNEXED PROPERTY; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 06-10
TOWN OF HASTINGS, FLORIDA

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF HASTINGS, FLORIDA MAKING FINDINGS; PROVIDING FOR THE ANNEXATION INTO THE TOWN OF THE FOLLOWING DESCRIBED PROPERTY: PARCEL IDENTIFICATION NUMBER 048040-0000; BEING IN THE COUNTY OF ST. JOHNS AND STATE OF FLORIDA, A TRIANGULAR TRACT OF LAND SITUATED IN THE WEST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 20, TOWNSHIP 9 SOUTH, RANGE 28 EAST, BEING A PART OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 262, PAGE 746, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING IN THE CENTER OF A PAVED ROAD AT THE INTERSECTION OF THE EAST LINE OF THE WEST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 20, TOWNSHIP 9 SOUTH, RANGE 28 EAST WITH THE NORTHEASTERLY RIGHT OF WAY OF STATE ROAD 13 AND RUN THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY, A DISTANCE OF 1014.4 FEET TO A POINT OF 812.0 FEET WEST, AS MEASURED AT RIGHT ANGLES, FROM THE EAST LINE OF THE WEST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 20 AND THE POINT OF BEGINNING OF THIS DESCRIPTION. FROM POINT OF BEGINNING (1) RUN THENCE NORTHERLY PARALLEL WITH SAID EAST LINE AND AT A DISTANCE OF 812.0 FEET WEST, AS MEASURED PERPENDICULAR THEREFROM, A DISTANCE OF 255.4 FEET; (2) THENCE WESTERLY, PERPENDICULAR TO PROCEEDING CALL, A DISTANCE OF 341.12 FEET, MORE OR LESS, TO INTERSECT WITH THE NORTHEASTERLY RIGHT OF WAY OF STATE ROAD 13; (3) THENCE SOUTHEASTERLY, ALONG SAID NORTHEASTERLY RIGHT OF WAY, A DISTANCE OF 426.13 FEET, MORE OR LESS, TO THE POINT OF BEGINNING AND TO CLOSE; PROVIDING FOR REDEFINITION OF THE BOUNDARY LINES OF THE TOWN TO INCLUDE THE ANNEXED PROPERTY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

Objective A.1.11
Provision of Efficient, Compact Development

The County shall encourage an efficient and compact land use pattern providing moderate overall densities and adequate land uses to support balanced growth and economic development.

Policies

A.1.11.1 The land use designations, as depicted on the Future Land Use Map, shall permit the following land uses:

(a) **Agricultural-Intensive and Rural / Silviculture** shall mean those lands designated on the Future Land Use Map which are primarily intended for agriculture, silviculture, and other uses typical of rural areas. Permitted uses shall include the following as defined and controlled by the County land development regulations:

- Agricultural;
- Cultural / Institutional;
- Mining and Extraction;
- Outdoor/Passive;
- Neighborhood Public Service;
- Solid Waste and Correctional Facilities;
- Public elementary, middle schools and high schools, if located within two (2) miles of an existing Residential or Mixed Use District land use designation on the Future Land Use Map, or any new public school which is replacing an existing school serving the rural areas of the County;
- Residential uses, as permitted and regulated through the County's Land Development Code LDC), including Planned Rural Developments (PRD) as specified in the LDC and as specified in policy A.1.6.2;
- Other uses ancillary to, or supportive of, agricultural or silviculture uses or activities, and single family residential structures which are utilized by the owners of the agricultural or silviculture lands (or family members of such owners) as their primary residence;

- Family Farms and Lots as defined in Policy A.1.6.4;
- Agribusiness and agritourism activities as defined in Policy A.1.6.9 and the Land Development Code.

(b) **Airport District** shall mean those lands occupied by the St. Augustine Airport and may include adjacent lands within the Airport's Master Plan as designated on the Future Land Use Map. Permitted uses shall include the following as defined and controlled by the County land development regulations:

- Agriculture
- Neighborhood Business and Commercial;
- General Business and Commercial;
- High Intensity Commercial;
- Highway Commercial
- Light and Heavy Industrial;
- Cultural/Institutional;
- Office and Professional;
- Neighborhood Public Service;
- General Public Service;
- Regional Business and Commercial;
- Mining and Extraction
- Residential uses on land zoned Residential Single Family or Multi-family not to exceed the density allowed by the existing zoning as defined by the Land Development Code subject to the Airport Overlay District requirements of the County land development regulations. In no case shall the density exceed 13 units per acre.

(c) **Commercial** – Commercial uses shall be allowed within areas designated on the Future Land Use Map as Commercial consistent with and compatible to the surrounding area and on other Commercial land use designations as described below:

1 (d) **Neighborhood Commercial** shall mean low-intensity commercial uses
2 intended to serve the immediate surrounding neighborhood. Permitted uses
3 shall include the following as defined and controlled by the County land
4 development regulations:

- 5 • Neighborhood Business and Commercial;
- 6 • Cultural/Institutional;
- 7 • Office and Professional;
- 8 • Neighborhood Public Service;
- 9 • Multi-family Residential Units, up to 13 units per acre. When
10 neighborhood commercial uses are planned in a Residential Future
11 Land Use designation, the density is limited by the Residential Future
12 Land Use designation. Such development shall be reviewed through
13 the Planned Development land development regulations, and when
14 constructed with commercial uses, such as apartments located on the
15 second floor of retail shops. Density shall be determined on a site
16 specific basis considering design, compatibility, infrastructure, site
17 characteristics and other similar considerations, which may limit
18 density appropriate to the site. In West Augustine, Neighborhood and
19 Community Commercial uses may be provided in Residential Land
20 Use designations as permitted by zoning designation and Overlay
21 District regulations.
- 22 • Residential as an Accessory Use, defined in the Land Development
23 Code.

24 (e) **Community Commercial** shall mean commercial and office uses intended
25 to serve the surrounding community with a larger market area than
26 Neighborhood Commercial, but of a sub-regional nature. Permitted uses
27 shall include the following as defined and controlled by the County land
28 development regulations:

- 29 • Neighborhood Business and Commercial;
- 30 • General Business and Commercial;
- 31 • Cultural/Institutional;
- 32 • Office and Professional;
- 33 • Neighborhood Public Service;

- Mixed Use – Community Commercial
- Multi-family Residential Units, up to 13 units per acre. When community commercial uses are planned in a Residential Future Land Use designation, the density is limited by the Residential Future Land Use designation. Such development shall be reviewed through the Planned Development land development regulations, and when constructed with commercial uses, such as apartments located on the second floor of retail shops. Density 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. In West Augustine, Neighborhood and Community Commercial uses may be provided in Residential Land Use designations as permitted by zoning designation and Overlay District regulations.
- Residential as an Accessory Use, defined in the Land Development Code.

(f) **Intensive Commercial** shall mean highway commercial or high-intensity commercial uses, along with large office, institutional, and tourist-oriented uses which are generally incompatible with residential uses. Permitted uses shall include the following as defined and controlled by the County land development regulations:

- Neighborhood Business and Commercial;
- General Business and Commercial;
- High Intensity Commercial;
- Highway Commercial
- Cultural/Institutional;
- Office and Professional;
- Neighborhood Public Service;
- General Public Service;
- Regional Business and Commercial;
- Regional Cultural and Entertainment
- Mixed Use – Intensive Commercial

- Multi-family Residential Units, up to 13 units per acre. When intensive commercial uses are planned in a Residential Future Land Use designation, the density is limited by the Residential Future Land Use designation. Such development shall be reviewed through the Planned Development land development regulations, and when constructed with commercial uses, such as apartments located on the second floor of retail shops. Density 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,
- Residential as an Accessory Use, defined in the Land Development Code.

(g) **Rural Commercial** shall mean commercial uses intended to serve rural communities and which are compatible with rural land use densities and intensities. Permitted uses shall include the following as defined and controlled by the County land development regulations:

- Rural Commercial (uses supportive of rural communities, including general stores; establishments for the retail sale of motor fuels, bait & tackle and general supplies; roadside stands; nurseries; fish camps with accessory lodging and restaurant facilities; bed and breakfast establishments; campgrounds; Recreational Vehicle parks; hunt clubs; saddle clubs; riding academies; boarding stables; shooting ranges, and other similar uses); and agricultural manufacturing establishments as defined in the County's Land Development Regulations;
- Neighborhood Business and Commercial;
- Cultural/Institutional
- Neighborhood Public Service
- Residential as may be allowed as an Accessory Use within the County land development regulations.

(h) **Business and Commerce Park** is a development that contains a mixture of retail, office, business and/or, light industrial buildings with supporting uses. Restaurants, showrooms and similar commercial retail are allowed on a scale to serve the Business and Commerce Park. Business and Commerce Parks shall have centralized traffic circulation, access, parking, utilities, drainage, open space, similar architectural and aesthetic designs and compatibility. Permitted uses shall include the following as defined and controlled by the County land development regulations:

- Neighborhood Business and Commercial;
- General Business and Commercial;
- High Intensity Commercial;
- Highway Commercial
- Light Industrial;
- Cultural/Institutional;
- Office and Professional;
- Neighborhood Public Service;
- General Public Service;
- Regional Business and Commercial;
- Regional Cultural and Entertainment.

(i) **Conservation** shall mean lands, wetlands and tidal marsh along with adjacent upland islands and other areas as designated on the Future Land Use Map. Due to their sensitive environmental qualities, only very low-intensity uses shall be permitted subject to all regulatory permitting requirements. Permitted uses shall include:

- Water related recreational uses, including but not limited to boat ramp facilities (excluding marinas and ports), shore access facilities, fish camps, or similar low-impact water oriented facilities, provided such uses shall be subject to all applicable federal, state, regional, and local permitting requirements, and such uses shall be designed and constructed pursuant to applicable land development regulations so as to minimize the impact on adjacent natural resources and such uses shall be subject to a maximum floor area ratio of 0.10 and a maximum impervious surface ratio of 0.10, and such uses shall maintain the following minimum percentages of the proposed development site as undisturbed open space:
 - (a) for proposed development sites less than (10) acres, minimum open space of 80% of the site;
 - (b) for proposed development sites containing ten (10) acres or

more, but less than fifty (50) acres, minimum open space of 85% of the site; and,

(c) for proposed development sites containing fifty (50) acres or more, minimum open space of 90% of the site.

- Outdoor passive or resource-oriented uses, including preservation areas, nature centers, pedestrian trails, passive parks, picnic or scenic areas, environmental interpretative centers, wildlife preserves, primitive campgrounds, and similar low impact uses, provided such uses shall be subject to all applicable federal, state, regional, and local permitting requirements, and such uses shall be subject to a maximum floor area ratio of 0.10, and a maximum impervious surface ratio of 0.10, and such uses shall maintain the following minimum percentages of the proposed development site as undisturbed open space:

(a) for proposed development sites less than ten (10) acres, minimum open space of 80% of the site;

(b) for proposed development sites containing ten (10) acres or more, but less than fifty (50) acres, minimum open space of 85% of the site; and

(c) for proposed development sites containing fifty (50) acres or more, minimum open space of 90% of the site.

- Aquaculture, shell fishing, and other similar uses, subject to all permitting requirements.

- Residential development limited to one (1) unit per 100 acres.

- Existing development that was lawful prior to the adoption of the Plan. Any such existing development shall be treated as a legal non-conforming use pursuant to the Plan.

(j) **Industrial** shall mean light and heavy industrial uses along with other uses complimentary or compatible to industrial activities. Permitted uses shall include the following as defined and controlled by the County land development regulations:

- Light Industrial;
- Heavy Industrial;
- Mining and Extraction;

- Neighborhood Public Service;
- General Public Service;
- Solid Waste and Correctional Facilities; and
- Residential as may be allowed as an Accessory Use within the County land development regulations.
- In the Hastings Overlay District (Exhibit A.1.11), Agricultural uses may be provided in Industrial Land Use designations as permitted by zoning designation and Overlay District regulations.

(k) **Parks and Open Space** shall mean active and passive recreation areas, or lands permanently maintained as open space. Permitted uses shall include:

- Active and passive parks and recreational facilities, together with permitted accessory uses; and
- Public safety government facilities such as police, fire, and emergency medical facilities.
- Uses and activities allowed by an approved Federal, State, regional or local Management Plan governing activities allowed on such public lands.

(l) **Public** shall mean government owned grounds, buildings or facilities. Permitted uses shall include:

- All governmental uses or activities which are consistent with the Plan including police, fire, emergency medical facilities, public schools and government owned or leased buildings or facilities.

(m) **Residential** shall mean single-family or multi-family dwelling units appropriate to the residential densities as designated on the Future Land Use Map along with uses supportive or complimentary to residential. Permitted uses shall include the following as defined and controlled by the County land development regulations:

- Residential uses at the applicable density established by density zone as depicted on the Future Land Use Map and further defined below, together with permitted accessory uses. Nothing in this provision shall be construed to guarantee the achievement of the maximum density for any specific proposed development including the provision of any bonus or incentive that may be applicable pursuant to the Plan. The actual density achieved by a proposed development shall be established

1 and controlled, within the maximums provided by this provision,
2 through the application of applicable Plan policies and implementing
3 land development regulations, and concurrency management
4 regulations. These additional controls may restrict the density of a
5 proposed development to less than the maximum provided for in this
6 provision. Density shall be determined on a site specific basis
7 considering design, compatibility, infrastructure, site characteristics and
8 other similar considerations, which may limit density appropriate to the
9 site.

- 10
- 11 • Cultural/Institutional;
- 12
- 13 • Outdoor/Passive;
- 14
- 15 • Neighborhood Public Service;
- 16
- 17 • Public or private elementary schools, middle schools, and high schools;
- 18
- 19 • In Density Zone “A” and “B” designations, Neighborhood Commercial
- 20 uses, approved pursuant to the Planned Development land development
- 21 regulations may be appropriate on a size and scale compatible with the
- 22 surrounding residential area, and further governed through Future Land
- 23 Use Element Policies A.1.3.7, A.1.3.8, A.1.3.9, A.1.3.10, A.1.3.11 and
- 24 A.1.11.2;
- 25
- 26 • In Density Zone “C” and “D” designations, Neighborhood Commercial
- 27 and Community Commercial uses, approved pursuant to the Planned
- 28 Development land development regulations may be appropriate on a
- 29 size and scale compatible with the surrounding residential area, and
- 30 further governed through Future Land Use Element Policies A.1.3.7,
- 31 A.1.3.8, A.1.3.9, A.1.3.10, A.1.3.11 and A.1.11.2;
- 32
- 33 • In the West Augustine Overlay District, Neighborhood and Community
- 34 Commercial uses may be provided in Residential Land Use designations
- 35 as permitted by zoning designation and Overlay District regulations.
- 36
- 37 • In Density Zone “D” designation, hotels, motels and club facilities,
- 38 together with ancillary commercial uses may be appropriate, when not
- 39 incompatible with surrounding residential uses; and
- 40
- 41 • Agriculture uses, and agricultural support services and facilities may be
- 42 appropriate when not incompatible with surrounding residential uses.
- 43

44 (1) Maximum Residential Density Zones for the Mainland Area
45 are established as follows (units/acre):
46

1

MAINLAND AREA	A	B	C	D
Base Density (per net acre)	1.0	2.0	2.0	4.0
Variable Density Factors				
Planned Development Approval (PUD)	-	-	2.0	4.0****
Central Water	-	-	1.0*	2.5*
Central Sewer	-	-	1.0*	2.5*
West Augustine Overlay District				4.0**
High Density Hastings Manor (Hastings Overlay District; See Policy A.1.11.m.8(cc))				3.0**
Maximum Density (Base + Variable)	1.0	2.0	6.0***	13.0

* Required for Development Approval

** In lieu of PUD Variable Density Factor

*** In the Hastings Overlay District the maximum permissible density is 4.0 dwelling units per acre within the Residential-C land use designation.

**** In the Hastings Overlay District the PUD Variable Density factor shall not apply. The maximum permissible density shall not exceed 8.0 dwelling units per acre.—

(2) Maximum Residential Density Zones for the Coastal Area are established as follows (units/acre):

COASTAL AREA	A	B	C	D
Base Density (per net acre)	0.4	2.0	2.0	4.0
Variable Density Factors				
Planned Development Approval (PUD)	-	-	-	2.0
Central Water	0.6	*	1.0*	1.0*
Central Sewer	-	*	1.0*	1.0*
Maximum Density (Base + Variable)	1.0	2.0	4.0	8.0

*Required for Development Approval

(3) Density permitted by the applicable Density Zones shall be allocated only to the net acreage proposed for development. Net acreage is defined as the total acreage of the site proposed for development less St. Johns River Water Management District or Florida Department of Environmental Protection jurisdictional wetlands, or lands designated Conservation contained within the site. Except as provided pursuant to the Optional Density Factors, wetlands shall not be assigned density.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26

- (4) All new development on parcels equal to or greater than ten (10) acres in size that requires a zoning change in the Density Zone "A", "B", "C", or "D" designations shall be required to apply for development approval pursuant to the County's Planned Development land development regulations.
- (5) All new development in the Density Zone "C" or "D" designations shall be required to provide central water and sewer service for the proposed development except for residential development that is projected to generate less 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.
- (6) All development within the Coastal Area shall connect to central sewer as provided by Florida Statutes and County Land Development Code.
- (7) Optional Density Factors shall be provided to encourage protection of natural resources. Application of these Optional Density Factors shall be as provided in the County land development regulations. Optional Density Factors are established as follows:

OPTIONAL DENSITY FACTORS	Units/Acre
Public Beach Access	2
Public Beach Parking	4
Dedication of Land for Public Benefit	2
Preservation of Open Space East of SR A1A	1
Preservation of Open Space West of SR 13	1
Preservation of Uplands Adjacent to Contiguous Wetlands	2
Dedication of Uplands Adjacent to State-Owned Navigable Waters for Public Benefit with Public Access and Parking	4
Mitigation of an Existing Non-conforming or Incompatible Land Use	2
Traditional Neighborhood Development or Green Development*	2
Wetlands Preservation	See Note 1
Affordable Housing	See Note 2

* ~~Subject to approval~~ Subject to approval through the Planned Development land development regulations

27
28

Notes:

1. A density bonus shall be permitted equal to the lesser of: (a) ten percent (10%) of the wetland acreage preserved, or (b) ten percent (10%) of the upland acreage proposed for development, multiplied by the density permitted by the applicable residential density zone. The preservation of the wetland acreage, which is the basis for the calculation of the Wetland Preservation Factor, shall be by conservation easement, deed restriction, or other written evidence acceptable to the County.
2. For each unit of affordable housing provided within a development, one additional unit of market rate housing shall be permitted, up to a maximum overall density increase (including affordable units) of one (1) unit per net acre in Density Zone "A" and "B" designations, and two (2) units per net acre in Density Zone "C" and "D" designations.
3. Traditional Neighborhood and Green Development projects subject to approval through the Planned Development land development regulations. Green Development shall mean certified or designated developments by a Florida or nationally recognized organization acknowledged by St. Johns County.

(8) Site-Specific Limitations on Density/Intensity

- (a) The property known as the State Road 16 Property legally described in Ordinance 2006-48 (the "Ordinance") is assigned a Residential B Future Land Use Designation under the Ordinance. The gross density of said property shall not exceed 54 residential dwelling units. Proposed changes to increase the allowed density of the subject property are subject to the provisions of Chapter 163, Florida Statutes, regarding large-scale amendments to comprehensive plans.
- (b) The property known as the Pacetti Property legally described in Ordinance 2006-53 (the "Ordinance") is assigned a Residential D Future Land Use Designation under the Ordinance. The gross density of said property shall not exceed 224 residential units and 2,500 square feet of water dependent commercial use. Proposed changes to increase the allowed density of the subject property are subject to the provisions of Chapter 163, Florida Statutes, regarding large-scale amendments to comprehensive plans.

1
2 (c) The 145 acres of property located on the northeast and
3 northwest corners of CR 210 and CR 223 as described in
4 Ordinance No. 2005-26 (the "Ordinance") is assigned an
5 Intensive Commercial (IC) Future Land Use Map
6 Designation. The development intensity of those 145
7 acres shall not exceed 10,000 square feet of development
8 per acre. Proposed changes to increase the allowed
9 development intensity of the 145 acres are subject to the
10 provisions of Chapter 163, Florida, regarding large-scale
11 amendments to the Comprehensive Plan.
12

13 (d) The Property known as H.E. Wolfe Trust, a 310+/-acre
14 development, legally described below, is assigned a
15 Residential C Future Land Use Map Designation and a
16 Conservation Future Land Use Designation through
17 Ordinance 2006-148. The gross density of said property
18 shall not exceed 801 cumulative residential units and
19 181,603 square feet of non-residential use in perpetuity.
20 Proposed changes to increase the allowed density of the
21 subject property are subject to the provisions of Chapter
22 163, Florida Statutes, regarding large-scale amendments
23 to comprehensive plans.
24

25 (e) The property known as Wildcat/Turnbull, containing
26 approximately 436.69 acres as legally described in
27 Ordinance No. 2007-66, is assigned a Residential-B
28 Future Land Use Map designation and is limited to a
29 maximum of 813 dwelling units. Proposed changes to
30 increase the allowed density of the subject property are
31 subject to the provisions of Chapter 163, Florida
32 Statutes, regarding large scale amendments to the
33 Comprehensive Plan.
34

35 (f) The property known as Bannon Lakes, a 580 +/- parcel,
36 is being capped at a maximum of 999 residential units,
37 105,000 square feet of commercial space and 15,000
38 square feet of office space.
39

40 Conservation easements in favor of the St. Johns River
41 Water Management District shall be established
42 pursuant to Section 704.06, Florida Statutes, in order to
43 preserve and maintain no fewer than one hundred-eighty
44 (180) acres of wetlands along with adjacent uplands. The
45 easements shall be placed in the Public Records of St.
46 Johns County, Florida prior to construction plan

1 approval for any development upon the Subject
2 Property.

3
4 (g) The Cordova Palms DRI property legally described in
5 Ordinance No. 2010-36 is assigned the future land use
6 designations of Residential-C and Intensive Commercial
7 (IC) as shown on the Future Land Use Map. Residential
8 use on the Cordova Palms DRI property shall be limited
9 to a maximum of 750 multi-family residential dwelling
10 units, or some combination of single family and/or multi-
11 family residential units that will have the same or less net
12 impact as 750 residential units on those public facilities
13 and services with an adopted level of service. The
14 maximum floor area of development within the Intensive
15 Commercial future land use designation shall be 0.75.
16 Proposed changes to increase the allowed development
17 density are subject to the provisions of Chapter 163,
18 Florida Statutes, regarding large-scale amendments to
19 the Comprehensive Plan.

20
21 (h) The property known as the Lemberg South property
22 legally described in Ordinance 2010-37 is assigned the
23 future land use designations of Airport District and
24 Industrial as shown on the Future Land Use Map.
25 Development of the Lemberg South property shall
26 comply with the following development standards:

27
28 (i) The following uses shall be permitted on the
29 portion of the Lemberg South property
30 designated as Airport District Land Use
31 Category:

- 32 a. Agriculture
- 33 b. Cultural/Institutional
- 34 c. Neighborhood Business
- 35 d. General Business
- 36 e. High Intensity Commercial
- 37 f. Highway Commercial
- 38 g. Light Industrial
- 39 h. Neighborhood Public Service
- 40 i. General Public Service
- 41 j. Regional Business and Commercial;

42
43 (ii) Heavy Industrial, Residential, and Solid
44 Waste and Correctional Facilities Uses shall be
45 prohibited within the Industrial and Airport

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45

District Land Use Categories of the Lemberg South property;

(iii) A minimum 100-foot wide natural vegetative buffer shall be provided between development within the Industrial Land Use Category and the adjacent Residential-B Land Use Category along the southeast boundary of the Lemberg South property.

(iv) The maximum floor area ratio of development within the Industrial Land Use Category shall be 0.22.

(v) The maximum floor area ratio of development within the Airport District Land Use Category shall be 0.22.

(vi) Proposed changes to increase the allowed development intensity are subject to the provisions of Chapter 163, Florida Statutes, regarding large-scale amendments to the Comprehensive Plan.

(i) The property known as Sunshine 16 Parcel 4 legally described in Ordinance 2014-12 (the Ordinance) is assigned Residential C Future Land Use Designation under the Ordinance. The gross density of said property shall not exceed 52 residential dwelling units. Proposed changes to increase the allowed density of the subject property are subject to the provisions of Chapter 163, Florida Statutes, regarding large scale amendments to comprehensive plans.

(j) A portion of the property known as St. Johns Marketplace legally described in Ordinance No. 2014-3 is assigned a future land use designation of Business and Commerce Park on the Future Land Use Map (the "Commerce Park Property"). Development of the Commerce Park Property shall comply with the following standards:

(i) Pedestrian and vehicular connections shall be provided to create an interconnected vehicular, pedestrian, and bikeway network between parcels.

(ii) Centralized traffic circulation, utilities, parking, drainage, open space and similar infrastructure shall be provided and may be shared throughout the Commerce Park Property.

1 (iii) Cohesive design themes shall be included within
2 the Commerce Park Property to ensure consistency
3 and compatibility of the development and to
4 enhance the viewshed of the Commerce Park
5 Property along Interstate 95 and other major
6 roadways. Such design themes shall at a minimum
7 include building facades, landscaping, signage,
8 parking-area design, and similar development
9 techniques.

10 (iv) When feasible, large parking fields shall be
11 placed behind buildings to minimize views of large
12 paved parking areas from major roadways. Where
13 large parking fields are necessary and are in view
14 of major roadways, enhanced landscaping
15 including, but not limited to, additional canopy
16 trees shall be incorporated into the parking lot
17 designs.

18 (v) Commerce Park Property shall be designed to
19 avoid impacts to the wetland strand located in the
20 center of the property.

21 (k) The property known as Heritage Oaks at St Johns, legally
22 described in Ordinance 2014-8 (the "Ordinance")
23 assigned a Residential C Future Land Use designation
24 under the Ordinance. The gross development of said
25 property shall not exceed 99 residential dwelling units.
26 Proposed changes to increase the allowed development
27 of the subject property are subject to the provisions of
28 Chapter 163, Florida Statutes, regarding large scale
29 amendment of the Comprehensive Plan.

30
31 (l) The property known as Bartram Park Planned Unit
32 Development ("PUD"), containing approximately 582
33 acres as legally described in Ordinance No. 2014-16, is
34 assigned a Residential B Future Land Use Map
35 designation and is limited to a maximum of 616 dwelling
36 units. Proposed changes to increase the allowed density
37 of the Bartram Park PUD property are subject to the
38 provisions of Chapter 163, Florida Statutes, regarding
39 large-scale amendments to the Comprehensive Plan.

40
41 (m) The property known as Valencia Apartments legally
42 described in Ordinance 2014-32 (the "Ordinance") is
43 assigned a Residential D Future Land Use Designation
44 under the Ordinance. The density of said property shall

1 not exceed 288 multi-family residential dwelling units.
2 Proposed changes to increase the allowed density of the
3 subject property are subject to the provisions of Chapter
4 163, Florida Statutes, regarding large scale amendments
5 to comprehensive plans.
6

7 (n) The Property known as the Julington Lakes Planned Unit
8 Development (PUD) ("Julington Lakes"), containing
9 approximately 598.4 acres as legally described in
10 Ordinance 2014-45 (the "Julington Lakes Ordinance"),
11 is assigned a Residential-B Future Land Use Map
12 designation and is limited to a maximum of 512 dwelling
13 units. Proposed changes to increase the allowed density
14 of the subject property are subject to the provisions of
15 Chapter 163, Florida Statutes, regarding large-scale
16 amendments to Comprehensive Plan.
17

18 (o) The property known as Durbin Creek National The
19 property known as Durbin Creek National (COMPAMD
20 2014-07), a 1,624 acre parcel (the "Property"), has
21 existing Future Land Use Designations of Intensive
22 Commercial and Rural/Silviculture pursuant to St. Johns
23 County Ordinance No. 2000-68. The portions of the
24 Durbin Creek National Property designated Intensive
25 Commercial shall be developed with a mixture of
26 Commercial/Shopping Center, Office, Hotel and
27 Residential uses. The portion of the Property with a
28 future land use designation of Rural/Silviculture is part
29 of the 1,500-foot Durbin Creek corridor (measured 750
30 feet from the center line of Durbin Creek). The timber
31 rights forth this area will expire in 2025 and upon
32 expiration, the Rural/Silviculture future land use area
33 will become conservation area through a Comprehensive
34 Plan Amendment, conservation easement or similar
35 mechanism. The Property is included in the Durbin
36 Creek National Urban Service Area boundary, as
37 depicted on the St. Johns County Future Land Use Map,
38 pursuant to Section 163.3164(50), Florida Statutes, and
39 shall be exempt from development of regional impact
40 review pursuant to Section 380.06(29)(c)(3), Florida
41 Statutes. The Property is also subject to a Development
42 Agreement between Durbin Creek National, LLC and St.
43 Johns County dated February 3, 2015, which
44 Development Agreement sets forth details related to
45 development of the Property and related transportation,
46 school and parks/recreation mitigation. Because the

1 Property contains predominantly commercial and office
2 uses, scenic edges provided pursuant to Comprehensive
3 Plan Policy A.2.1.4 may be 30 feet for non-residential
4 uses adjacent to arterial and major collector roads and
5 shall provide sufficient landscaping to enhance the
6 aesthetic character along such roads, as described in
7 Policy A.2.1.4.
8

9
10 (p) The Veterans Parkway property legally described in
11 Ordinance No. 2016-02 is assigned the future land use
12 designation of Residential-C as shown on the Future
13 Land Use Map. Residential use on the Veteran's
14 Parkway property shall be limited to a maximum of 146
15 dwelling units. Proposed changes to increase the allowed
16 development density are subject to the provisions of
17 Chapter 163, Florida Statutes, regarding large-scale
18 amendments to the Comprehensive Plan.

19
20 (q) The Tomoka Pines property legally described in
21 Ordinance 2016-08 is assigned the future land use
22 designation of Residential-C as shown on the Future
23 Land Use Map. Residential use on the Tomoka Pines
24 property shall be limited to a maximum of 44 dwelling
25 units. Proposed changes to increase the allowed
26 development density are subject to provisions of Chapter
27 163, Florida Statutes, regarding large-scale amendments
28 to the Comprehensive Plan.

29
30 (r) The property known as Mill Creek Hardware, as
31 described in Ordinance No. 2016-19, designated as
32 Community Commercial is limited to a maximum of
33 45,000 square feet of non-residential development and
34 residential development only as an accessory use as
35 allowed under the Community Commercial FLUM
36 designation. Proposed changes to increase the non-
37 residential intensity or residential density are subject to
38 provisions of Chapter 163, Florida Statutes as related to
39 Comprehensive Plan Amendments.

40
41 (s) Land uses within the Flora Park Planned Unit
42 Development property ("Property") shall be limited to
43 those permitted within the Residential B Future Land
44 Use category; provided, however, one (1) restaurant with
45 a drive-thru shall be allowed within the Property,
46 consistent with the Residential C Future Land Use
category.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46

(t) The Cordova Palms PUD legally described in Ordinance 2016-41 is assigned the future land use of Residential-C and Intensive Commercial (IC) as shown on the Future Land Use Map. Residential on the Cordova Palms PUD property shall be limited to a maximum of 750 residential dwelling units, and up to 150,000 square feet of commercial retail and service uses. Proposed changes to increase the allowed development density and/or intensity is subject to the provisions of Chapter 163, Florida Statutes, regarding large scale amendments to the Comprehensive Plan.

(u) The 3600 Joe Ashton Road property, approximately 4.28 acres, legally described in Ordinance No. 2016-52 is assigned the future land use designation of Residential-A, as shown on the Future Land Use Map. Residential use on this Joe Ashton Road property shall be limited to a maximum of one single-family residential dwelling unit. Proposed changes to increase the allowed development density are subject to the provisions of Chapter 163, Florida Statutes, regarding amendments to the Comprehensive Plan.

(v) The Putman House property, approximately 5 acres, legally described in Ordinance 2016-67 is assigned the future land use designation of Residential-A, as shown on the Future Land Use Map. The number of residential dwelling units on the Putman House property shall be limited to a maximum of one (1) single-family residential dwelling unit. Proposed changes to increase the allowed development density are subject to the provisions of Chapter 163, Florida Statutes, regarding amendments to the Comprehensive Plan.

(w) The property known as 4560 Race Track Road as described in Ordinance 2017-01 is assigned the Community Commercial future land use designation; provided, however, the floor area of buildings within the project shall not exceed 90,000 square feet. Proposed changes to increase the allowed density of the subject property are subject to the provisions of Chapter 163, Florida Statutes.

(x) The property known as Project Family (5405 Race Track Road) as described in Ordinance 2017-14 is assigned the

1 Intensive Commercial future land use designation;
2 provided, however, the intensity of development is
3 limited to 175,000 square feet of recreational uses and
4 125,000 square feet of commercial uses, that in
5 combination do not generate more than 700 new,
6 external p.m. peak hour trips. Proposed changes to
7 increase the allowed density of the subject property are
8 subject to the provisions of Chapter 163, Florida
9 Statutes.

10
11 (y) The property known as Byrlne Ricketts Trust
12 (COMPAMD 2016-09) containing approximately 19.36
13 acres, as legally described in Ordinance 2017- 45, is
14 designated Residential-A on the Future Land Use Map,
15 but is limited to maintaining a zoning of Open Rural and
16 to a total of 8 residential units, with only the uses as
17 described within the Open Rural zoning category as
18 provided for within the St. Johns County Land
19 Development Code.

20
21 (z) The site specific area known as the Hastings Overlay
22 District is a special district further implemented in
23 Article III of the Land Development Code in which
24 specific policies apply for the preservation of property
25 rights that existed prior to the dissolution of the former
26 Town of Hastings. References to the Hastings Overlay
27 District are to the area boundaries as depicted in Exhibit
28 A.1.11 of Objective A.1.11., and further described in
29 Ord. 2018- , as may be amended.

30
31
32 (aa) The former Town of Hastings Ord. 06-113,
33 Application #05-111, Wesley Smith; approximately 23
34 acres designated as Commercial is limited to a No
35 structure shall exceed 35 feet in height measured from
36 the ground to the top of the roof. The total of all
37 impervious surfaces within the commercial portion of
38 the Property shall not exceed 70%, if stormwater is
39 retained within the commercial portion of the Property
40 and shall not exceed 80%, of the total commercial
41 portion of the property if stormwater is handled offsite.
42 The 2005 tax parcel numbers of the subject property is
43 038830-0010.

44
45 (bb) The former Town of Hastings Ord. 06-15—,
46 Application #05-112, Smith Brothers, approximately

1 178 acres designated as Residential Low-Medium
2 Density is limited to a maximum of 500 single-family
3 dwelling units. The 2005 tax parcel numbers of the
4 subject property are 047890-0000, 048040-0010,
5 047720-0000, 047730-0000, 047910-0000, and 047975-
6 0030.

7
8 (cc) The former Town of Hastings Ord. 06-06,
9 Application #06-07, Bulls Hit Ranch and Farms;
10 approximately 360 acres, with 348 acres designated as
11 Residential Low-Medium Density, and 12 acres as
12 Commercial is limited to a maximum of 749 Dwelling
13 Units for the residential development and the
14 commercial development is limited to a maximum of
15 210,000 square feet. The 2005 tax parcel numbers of the
16 subject parcels are: 047030-0000, 047200-0000,
17 047250-0000, 047260-0000, 047300-0000, 047320-
18 0000, 047610-0000, 046990-0000, 047170-0000,
19 046990-0020, 046920-0000, 046990-0010, 046960-
20 0000, 047620-0000, 047043-0000, 047330-0000,
21 047280-0000, 046940-0000, 047180-0000, 047270-
22 0000, and 047290-0000.

23
24
25
26 (z)(dd) The site specific area known as High Density
27 Hastings Manor within the Hastings Overlay District,
28 otherwise described as "LOTS 7-14, BLOCK 3 AND
29 THAT PORTION OF CLARICE AVE LYING
30 IMMEDIATELY ADJACENT TO SAID LOTS 7-14
31 BLOCK 3; LOTS 1-22, BLOCK 4; LOTS 8-18, BLOCK
32 5; ALL OF MENARD AVE; LOTS 1-6, BLOCK 9 AND
33 THAT PORTION OF MANSON ROAD LYING
34 IMMEDIATELY ADJACENT TO SAID LOTS 1-6,
35 BLOCK 9; AND THAT PORTION OF ESSEX ROAD
36 LYING IMMEDIATELY ADJACENT TO BLOCK 2
37 OF HASTINGS MANOR AS RECORDED IN MAP
38 BOOK 4, PAGE 11 OF THE PUBLIC RECORDS OF
39 ST. JOHNS COUNTY, FLORIDA" is limited to a
40 maximum density of twelve (12) dwelling units per acre.

41
42 (n) **New Town** – as provided in Objective A.1.19 of this Comprehensive Plan.

43
44 (o) **Town Center Mixed Use District** – as provided in Goal A.3 and Objectives
45 3.1 and 3.2 and related policies.
46

1 (p) **Mixed Use District**

- 2
- 3 • Neighborhood Business and Commercial;
- 4
- 5 • General Business and Commercial;
- 6
- 7 • High Intensity Commercial;
- 8
- 9 • Highway Commercial
- 10
- 11 • Light Industrial:
- 12
- 13 • Heavy Industrial subject to Policy A.1.9.8
- 14
- 15 • Agricultural uses when not incompatible with the surrounding area.
- 16
- 17 • Solid Waste and Correctional Facilities when not incompatible with the
- 18 surrounding area and subject to Policy A.1.9.9.
- 19
- 20 • Cultural/Institutional;
- 21
- 22 • Office and Professional;
- 23
- 24 • Neighborhood Public Service;
- 25
- 26 • General Public Service;
- 27
- 28 • Regional Business and Commercial;
- 29
- 30 • Regional Cultural and Entertainment.
- 31
- 32 • Residential up to 13 units per acre
- 33

34 A.1.11.2 Neighborhood and Community Commercial uses provided within Residential Land

35 Use designations as depicted on the Future Land Use Map, and as provided in

36 Future Land Use Element Policy A.1.11.1, may be permitted under the following

37 conditions:

38

- 39 (a) the development is approved through the Planned Development land
- 40 development regulations if a rezoning of the property is required to allow
- 41 Neighborhood or Community Commercial uses;
- 42
- 43 (b) the commercial use is provided at a size and scale compatible with the
- 44 surrounding residential area;
- 45
- 46 (c) the proposed development will promote compact commercial centers or

districts rather than a strip commercial development pattern, characterized by continuous linear commercial frontage along the roadway.

- (d) Notwithstanding A.1.11.2 (a) above, in West Augustine, Neighborhood and Community Commercial uses may be provided in Residential Land Use designations as permitted by zoning designation or Overlay District regulations.

A.1.11.3 In addition to all other applicable Plan policies and requirements, the intensity and bulk of the types development listed below shall, without limitation, be additionally controlled by the establishment of a maximum impervious surface area. Impervious surface area shall include, at a minimum, that portion of a proposed development site which is covered by buildings, pavement or other improvements through which water cannot penetrate. Impervious Surface Ratio (ISR) shall be as defined in the Land Development Code. Nothing in this provision shall be construed to guarantee the achievement of the maximum ISR for any specific proposed development including the provision of any bonus or incentive that may be applicable pursuant to the Plan. The actual ISR achieved by a proposed development shall be established and controlled, within the maximums provided by this provision, through the application of applicable Plan policies and implementing land development regulations, and concurrency management regulations. These additional controls may restrict the ISR of a proposed development to less than the maximum provided for in this provision. The Floor Area Ratio (FAR) is determined by the numerical value obtained by dividing the gross floor area of the building by the area of the lot on which the building is constructed. This determines the maximum building size allowed on a specific lot. The FAR establishes the development characteristics on a particular lot. The maximum Impervious Surface Ratio (ISR) and Floor Area Ratio (FAR) for the listed land use classifications shall be established as follows:

LAND USE	Maximum ISR ¹²	FAR ¹²
Residential ⁶		
- Residential – A	0.70	50% ¹⁰
- Residential – B	0.70	50% ¹⁰
- Residential – C	0.70	50% ¹⁰
- Residential – D	0.70	50% ¹⁰
Commercial		
- Neighborhood Commercial ¹	0.70	50%
- Community Commercial ²	0.70	50% ¹⁴
- Intensive Commercial	0.75	50%
- Rural Commercial ¹	0.60	50%
Industrial	0.75	70%

Mixed Use Districts ³	0.75	70%
Town Center Mixed Use District	0.75	80%
Hotel, Motel, and Club Facilities Located in Residential "D" Density Zones	0.75	50%
Parks, Recreation and Open Space ⁴		
- Active	0.50	20%
- Passive	0.20	10%
Public Buildings, Facilities and Grounds and Non-Commercial Community Facilities ⁵	0.70	70%
Agribusiness Operation ⁷	0.60	50%
Business and Commerce Park ⁸	0.75	70%
Rural/Silviculture (R/S) ⁹	0.60	70%
Agricultural – Intensive (A-I) ⁹	0.60	70%
Airport District (AD) ¹¹	0.70	70%

Notes:

1. In addition to the maximum ISR and FAR, these uses are also limited in intensity to a maximum of 10,000 square feet of floor area per acre (10 KSF/acre).

2. In addition to the maximum ISR and FAR, these uses are also limited in intensity to a maximum of 12,000 square feet of floor area per acre (12 KSF/acre).

3. In the event of a conflict between the maximum ISR and FAR for an individual land use classification and the maximum ISR and FAR established for Mixed Use Districts, the ISR and FAR for Mixed Use Districts shall control. The actual maximum ISR achieved by developments proposed within Mixed Use Districts shall be additionally subject to the Plan's applicable Mixed Use District policies, and controls established through the implementing land development regulations. Mixed Use Districts are further governed by Objective A.1.9 and related Policies.

4. Project types are varied, and range from large passive recreation open space to smaller urban type and water-oriented active recreational facilities. See also separate ISR and Floor Area Ratio (FAR) standards for recreation uses in Conservation areas.

5. In the event a lower ISR is established for the individual use or land use classification in which the public facility or use is located, then the lesser ISR shall control.

6. In addition to the Maximum ISR and FAR, residential developments in Residential - A and Residential – B, are subject to maximum lot coverage by all buildings at 0.25 unless the individual zoning district is less. Residential

developments in Residential – C and Residential – D are subject to maximum lot coverage by all buildings at 0.35 unless the individual zoning district requires less. For Planned Developments, the above lot coverage standards shall apply to the overall development parcel; however, no maximum coverage on any individual residential lot by all buildings shall exceed 0.65 in any Residential Planned Developments.

7. Agribusiness operations are further governed through Policy A.1.6.9 of this Plan and the Land Development Code.

8. Business and Commerce Parks are further governed through Policy A.1.11.1 of this Plan and the Land Development Code.

9. Development in R/S and A-I is further governed through Objective A.1.6 and related Policies in this Plan and the Land Development Code.

10. Applies to Non-residential development.

11. Airport District uses are further governed through the Land Development Code.

12. See Policy A.3.2.6 for ISR and FAR established for preservation of Historic structures in the Vilano Beach Town Center Mixed Use District.

13. Deviations to allow development to exceed the ISR and FAR in the Vilano Beach Town Center Mixed Use District shall only be allowed where there are practical difficulties in meeting the requirements. Deviations shall be subject to a nonzoning variance or waiver review and approval in accordance with the provisions established in the Land Development Code.

13.14. Within the boundaries of the Hastings Overlay District (See Exhibit A.1.11.), development within Community Commercial land use designations abutting Main Street are permitted a maximum FAR of 1.00.

A.1.11.4 All County land development regulations, including zoning, subdivision regulations, and Zoning Atlas shall be subordinate to the County Comprehensive Plan and Future Land Use Map.

A.1.11.5 The exact boundaries of the land use designations on the Future Land Use Map may require interpretation in order to determine the appropriate land use designation of various parcels and lots. When necessary, the following criteria shall be used to establish the location of a specific boundary and to allow minor deviations, if not clearly delineated on the Future Land Use Map:

- (a) The closest parcel or lot line when a land use designation boundary splits a specific parcel or lot. This provision will carry additional weight if the

1 portion of the split lot or parcel is precluded from development as defined
2 by the Land Use Element. However, in no instance shall a boundary line
3 be extended more than two hundred (200) feet to incorporate the entire
4 parcel or lot. A specific boundary line may not be extended more than one
5 time unless changed by a Comprehensive Plan amendment.
6

7 (b) In the absence of a nearby parcel or lot line, any geographic, manmade, or
8 environmental features which serve as natural boundaries (e.g. roads,
9 canals, streams, wetlands, municipal boundary, or township, range, section
10 lines). However, in no instance shall a boundary line be extended more than
11 two hundred (200) feet. A specific boundary line may not be extended more
12 than one time unless changed by a Comprehensive Plan amendment.
13

14 (c) The landward boundary of tidal marsh designated Conservation shall be the
15 mean high water line and shall also include those upland islands located
16 waterward of the mean high water line of the tidal marsh. The exact
17 landward boundary of other areas designated Conservation lands on the
18 Future Land Use Map shall be determined by a field survey performed
19 pursuant to applicable regulatory requirements.
20

21 A.1.11.6 The County recognizes that the Plan's Objectives and Policies sometime serve to
22 support competing interests. Accordingly, in such instances, and in the absence of
23 a mandatory prohibition of the activity at issue, it is the County's intent that the
24 Plan be construed as a whole and that potentially competing Objectives and Policies
25 be construed together so as to render a balanced interpretation of the Plan. It is the
26 further intent that the County interpretation of the Plan, whether by County staff,
27 the Planning & Zoning Agency, or the Board of County Commissioners, shall be
28 afforded appropriate deference. County interpretations of the Plan which balance
29 potentially competing Objectives and Policies shall not be overturned in the
30 absence of clear and convincing evidence that the County interpretation has
31 misapplied the Plan construed as a whole.
32

33 A.1.11.7 In the event of a conflict between any of the Maps and the text of the Plan, the text
34 of the Plan shall control.
35

36 A.1.11.8 Existing uses of land which, following adoption of the Plan, are not consistent with
37 the Future Land Use Map designation of this Plan shall become non-conforming
38 land uses under this Plan. Continued use or development of non-conforming uses
39 shall be subject to the non-conforming use provisions of the St. Johns County land
40 development regulations, except for the following:
41

42 (a) structures damaged by natural disaster, accidental fire or other disastrous
43 force may be reconstructed within the pre-disaster footprint and within the
44 same pre-disaster dwelling units, height and square footage, subject to
45 compliance with current health and safety requirements established in the
46 Land Development Code and the Building Code. Such request to

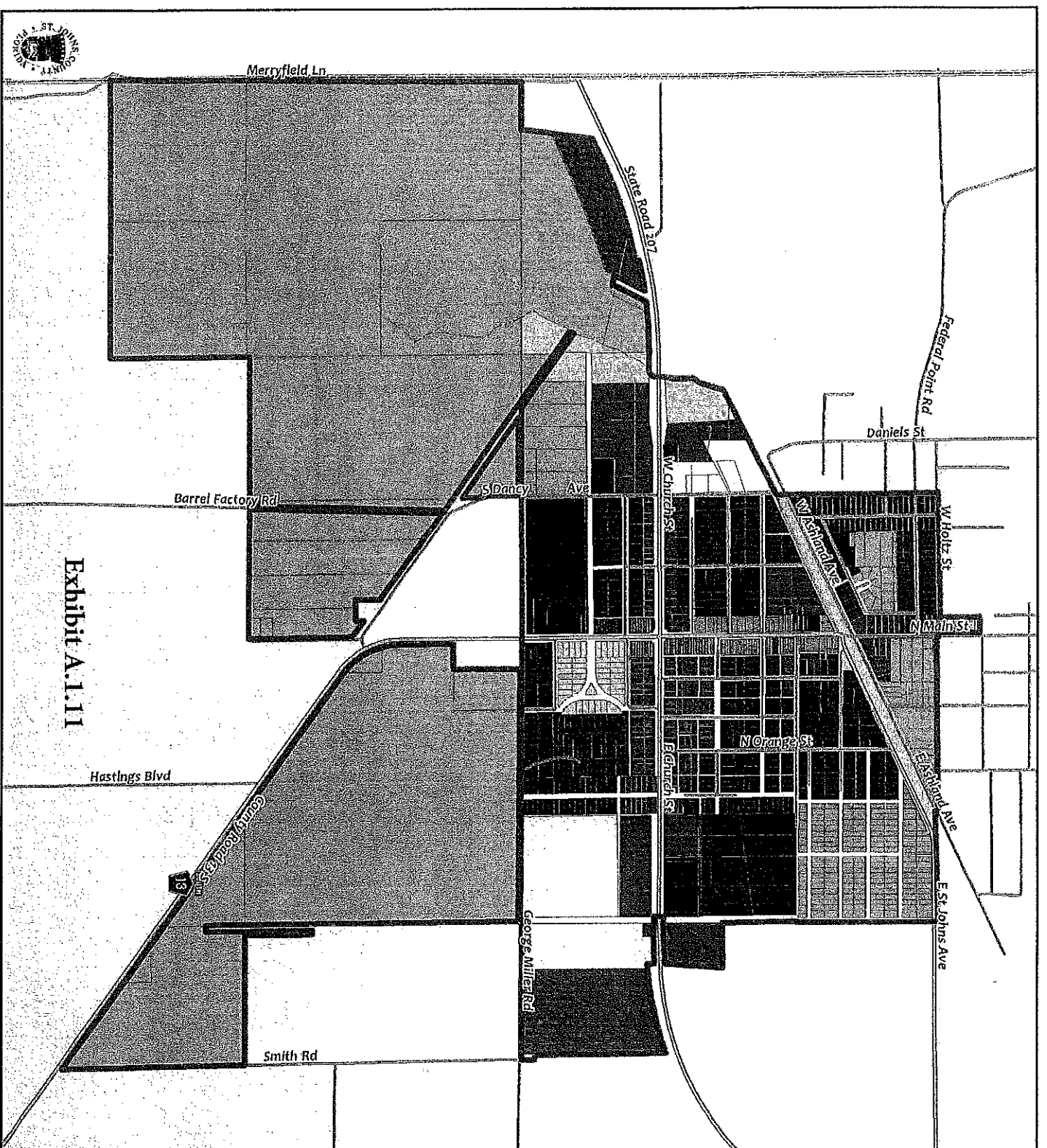
1 reconstruct must be made within two years of the natural disaster, accidental
2 fire or other disastrous force.

- 3
4 (b) existing non-conforming residential structures may be allowed to add
5 patios, balconies, decks, and similar accessory uses up to a cumulative
6 maximum 100 square feet; such addition shall not remove the
7 nonconforming status of the structure and such addition shall be in
8 compliance with the land development regulations and permitting
9 requirements with respect to such issues as setbacks, lot coverage, etc.

10
11 A.1.11.9 The County shall continue to review and analyze traffic capacity and the extent of
12 needed road network within the Northwest Sector. The County shall review and
13 analyze funding mechanisms from new development and other sources. The
14 County will also identify the strategies that it may employ to address the overall
15 transportation needs of the area, including DRIs and such other sources as impact
16 fees, infrastructure sales tax and the sources listed in Florida Statutes. The County
17 will not be required to commit to any one approach for transportation funding.
18
19
20
21
22
23
24
25
26
27



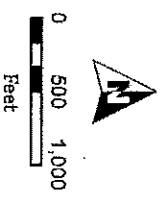
Exhibit A.1.11



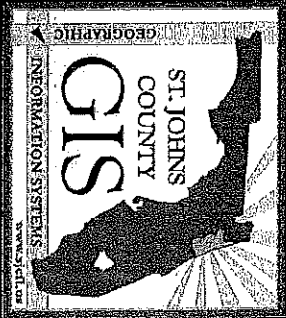
Hastings Overlay District

Legend

- Overlay District Boundary
- Future Land Use
- Community Commercial
- Industrial
- Intensive Commercial
- Neighborhood Commercial
- Park/Recreation
- Public
- Residential-C
- Residential-D



DISCLAIMER:
This map is for reference use only. Data provided are derived from multiple sources with varying degrees of accuracy. GIS Division disclaims all responsibility for the accuracy or completeness of the data shown herein.
Map Prepared: 1/10/2018
J17473



ST JOHNS COUNTY GROWTH
MANAGEMENT
4040 LEWIS SPEEDWAY
ST. AUGUSTINE, FL 32084

ACCT:
AD# 17559653D
PO#

PUBLISHED EVERY MORNING SUNDAY THROUGH SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF ST. JOHNS

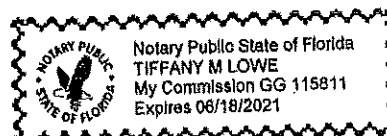
Before the undersigned authority personally appeared JAMIE WILLIAMS who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF HEARING** in the matter of **COMPAMD-2017-04** published in said newspaper on **01/10/2018**.

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

Sworn to and subscribed before me this _____ day of **FEB 06 2018**

by Jamie Williams who is personally known to me
or who has produced as identification

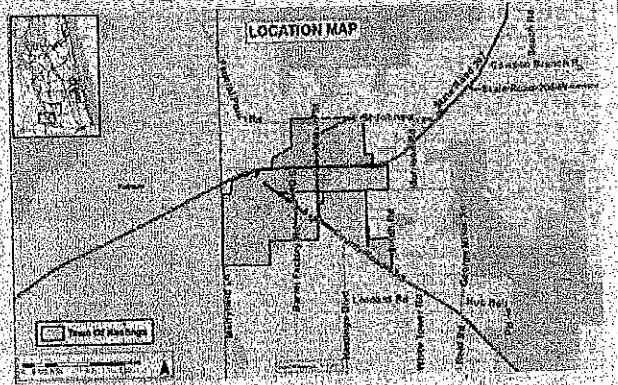
Tiffany M. Lowe
(Signature of Notary Public)



(Seal)

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF A PROPOSED COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAP OF THE ST. JOHNS COUNTY 2025 COMPREHENSIVE PLAN REPLAT

NOTICE IS HEREBY GIVEN that the Planning and Zoning Agency on Thursday, 2/1/2018 at 1:30 p.m. and the St. Johns County Board of County Commissioners on Tuesday, 2/6/2018 at 9:00 a.m., will each hold public hearings, as follows: The Planning and Zoning Agency to consider and issue a recommendation on the adoption of a proposed comprehensive plan amendment to the St. Johns County Future Land Use Map of the 2025 Comprehensive Plan and the Board of County Commissioners will consider whether or not to adopt the same proposed comprehensive plan amendment to the St. Johns County Future Land Use Map of the 2025 Comprehensive Plan, with the following styled ordinance:



AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING THE 2025 COMPREHENSIVE PLAN, ORDINANCE NO. 2010-38, AS AMENDED, FOR LANDS IN THE FORMER TOWN OF HASTINGS, AMENDING THE FUTURE LAND USE MAP OF THE ST. JOHNS COUNTY COMPREHENSIVE PLAN TO INCLUDE LANDS IN THE FORMER TOWN OF HASTINGS AND APPLYING ST. JOHNS COUNTY FUTURE LAND USE CATEGORIES TO THESE LANDS; AMENDING THE COMPREHENSIVE PLAN GOALS, OBJECTIVES, AND POLICIES TO ADDRESS THE FORMER TOWN OF HASTINGS; AMENDING THE LAND USE ELEMENT, SPECIFICALLY AMENDING GOAL A.1 FUTURE LAND USE TO ADDRESS THE FORMER TOWN OF HASTINGS; PROVIDING CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE.

Said hearings will be held in the County Auditorium, County Administration Building, 500 San Sebastian View, St. Augustine, Florida. All interested parties may appear at the public hearings to be heard regarding any or all of the proposed amendment. Board of County Commissioner items not heard by 6 pm shall automatically be continued until 9 am the following day, unless otherwise directed by the Board.

See attached map generally depicting the location. (Exhibit A). A complete description is available in the St. Johns County Planning and Zoning Office.

The proposed change is known as File Number COMPAMD-2017-04 and is available for review in the Planning and Zoning Division of the Growth Management Department, at the Permit Center, 4040 Lewis Speedway, St. Augustine, Florida and may be examined by interested parties prior to said public hearings.

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

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

NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing special accommodations or an interpreter to participate in this proceeding should contact the County's ADA Coordinator at (904) 209-0650 or at the County Administration Building, 500 San Sebastian View, St. Augustine, Florida, 32084. Hearing impaired persons, call Florida Relay Service (1 800 955 8770), no later than 5 days prior to the meeting.

**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA
HENRY DEAN, CHAIR**

**PLANNING AND ZONING AGENCY
ST. JOHNS COUNTY, FLORIDA
MIKE KOPPENHAVER, CHAIR**

FILE NUMBER: COMPAMD-2017-04

17559653D, January 10, 2018



FLORIDA DEPARTMENT of STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

February 7, 2018

Honorable Hunter S. Conrad
Clerk of Court
St. Johns County
500 San Sebastian View
St. Augustine, Florida 32084

Attention: Ms. Yvonne King

Dear Mr. Conrad:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of St. Johns Ordinance No. 2018-4, which was filed in this office on February 6, 2018.
Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb

FILED FEB 06 2018
ST. JOHNS COUNTY
CLERK OF COURT

BY *Yvonne King*
DEPUTY CLERK