

ORDINANCE NO. 2025-34

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING A TOTAL OF APPROXIMATELY 0.16 ACRES; LOCATED AT THE NORTH END OF FLAGLER CROSSING DRIVE AND WEST OF SAN SEBASTIAN VIEW; AS PORTIONS OF THE FRANCIS J. FATIO OR DELESPINE GRANT, AS MORE PARTICULARLY DESCRIBED HEREINAFTER; REZONING APPROXIMATELY 0.16 ACRES FROM ITS CURRENT CLASSIFICATION OF RESIDENTIAL GENERAL-ONE (RG-1) TO THE CITY CLASSIFICATION OF COMMERCIAL LOW-ONE (CL-1); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of St. Augustine, Florida finds that all legal requirements have been met, a public hearing has been held and the Planning and Zoning Board has recommended that property identified by the referenced legal description as containing a total of approximately 0.16 acres of land, located at the north end of Flagler Crossing Drive and west of San Sebastian View as portions of the Francis J. Fatio or Delespine Grant being more fully described herein, should be rezoned;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION FOR THE CITY OF ST. AUGUSTINE, FLORIDA, AS FOLLOWS:

Section 1. The following described property, containing a total of approximately 0.16 acres of land, located at the north end of Flagler Crossing Drive and west of San Sebastian View as portions of the Francis J. Fatio or Delespine Grant within the City of St. Augustine, and identified by the referenced legal description, is hereby rezoned as described herein; rezoning approximately 0.16 acres from its current classification of Residential General-One (RG-1) to the city classification of Commercial Low-One (CL-1).

Section 2. Legal Description of Property. The following described property commonly known as the north end of Flagler Crossing Drive within Parcel ID #084560-0010, within the City of St. Augustine, Florida as described by Attachment “A” legal description and Attachment “B” survey.

Section 3. Authorization. The City Planning and Building Director is hereby authorized and directed to change the Zoning Atlas for the City of St. Augustine, Florida to reflect the rezonings of the above-described land.

Section 4. Repeal of Conflicting Ordinances and Provisions of Comprehensive Plan. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 5. Severance of Invalid Provisions. If any section, subsection, sentence, clause, phrase or provision of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be so construed as to render invalid or unconstitutional the remaining provisions of this ordinance.

Section 6. Effective Date. This ordinance shall be effective thirty-one (31) days after adoption in conjunction with Ordinance No. 2025-33 or, if Ordinance No. 2025-33 is challenged within thirty (30) days after adoption, effective upon issuance of a final order by the State Bureau of Comprehensive Planning or the Administration Commission.

PASSED by the City Commission of the City of St. Augustine, Florida, this

12th day of January, 2026.

ATTEST:



Nancy Sikes-Kline, Mayor-Commissioner



Darlene Galambos, City Clerk

(SEAL)

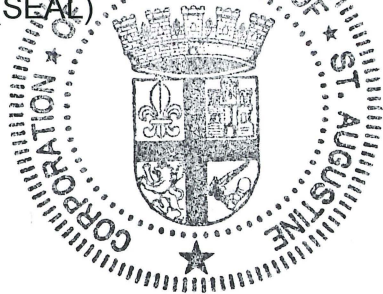


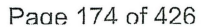
EXHIBIT A

PROJECT BOUNDARY DESCRIPTION

A PORTION OF SECTION 36, SECTION 55, OF THE FRANCIS J. FATIO GRANT, SECTION 56 OF THE FATIO OR DELESPINE GRANT, SECTION 79 OF THE FATIO OR DELESPINE GRANT, AND SECTION 98 OF THE J. DELESPINE GRANT TOWNSHIP 6 SOUTH, RANGE 29 EAST, TOGETHER WITH SECTION 1, SECTION 12, SECTION 50 OF THE J.S. SANCHEZ GRANT, SECTION 52 OF THE FATIO OR DELESPINE GRANT, AND SECTION 56 OF THE J. DELESPINE GRANT, TOWNSHIP 7 SOUTH, RANGE 29 EAST, TOGETHER WITH ALL OF SECTION 6, AND PORTION OF SECTION 7, SECTION 44 OF THE ESTOPA GRANT AND SECTION 55, OF THE E.S. ROBINSON GRANT, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ALL LYING IN ST JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

FOR A POINT OF REFERENCE, COMMENCE AT THE CENTERLINE INTERSECTION OF SAN MARCO AVENUE, ALSO KNOWN AS U.S. HIGHWAY NO. 1, A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED, WITH THE CENTERLINE OF STATE ROAD NO. 16, A VARIABLE WIDTH RIGHT OF WAY, PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 78060-2506; THENCE S 77° 33' 46" W, ALONG SAID CENTERLINE OF STATE ROAD NO. 16, A DISTANCE OF 218.05 FEET; THENCE NORTH 12° 26' 14" WEST, DEPARTING SAID CENTERLINE, 53.75 FEET TO A POINT LYING ON THE NORTHERLY RIGHT OF WAY LINE OF SAID STATE ROAD NO. 16; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE OF THE FOLLOWING THREE COURSES: COURSE 1, THENCE S 77° 33' 46" W, 231.51 FEET; COURSE 2, THENCE S 12° 26' 14" E, 3.75 FEET; COURSE 3, THENCE S 77° 33' 46" W, 741.78 FEET; THENCE N 23° 50' 52" W, 14.98 FEET; THENCE N 12° 26' 14" W, 55.32 FEET; THENCE S 77° 33' 46" W, 11.16 FEET; THENCE N 23° 50' 52" W, 5893.95 FEET; THENCE N 82° 27' 23" E, 116.41 FEET TO THE POINT OF BEGINNING. THENCE FROM SAID POINT OF BEGINNING, N 89° 27' 38" E, 18.36 FEET; THENCE S 35° 32' 02" E, 12.58 FEET; THENCE S 31° 55' 01" E, 18.69 FEET; THENCE S 31° 54' 59" E, 24.47 FEET; THENCE S 31° 54' 59" E, 52.73 FEET; THENCE S 45° 36' 58" E, 12.29 FEET; THENCE N 39° 03' 31" E, 91.49 FEET; THENCE ALONG A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 488.58 FEET A DELTA ANGLE OF 28° 52' 24", AND WHOSE LONG CHORD BEARS N 20° 01' 08" W, 243.62 FEET; THENCE N 5° 33' 52" W, 411.84 FEET; THENCE ALONG A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 361.45 FEET, A DELTA ANGLE OF 33° 59' 20", AND WHOSE LONG CHORD BEARS N 21° 56' 41" W, 211.29 FEET; THENCE N 39° 34' 33" W, 342.62 FEET; THENCE S 4° 57' 56" E, 664.44 FEET; THENCE S 28° 22' 06" E, 463.56 FEET TO THE POINT OF BEGINNING. CONTAINS 4.67 ACRES.

Arthur



NOTICE OF PROPOSED ENACTMENT OF ORDINANCE 2025-34

BY THE CITY OF ST. AUGUSTINE, FLORIDA

NOTICE IS HEREBY GIVEN OF A PUBLIC HEARING TO BE HELD BY THE CITY COMMISSION OF THE CITY OF ST. AUGUSTINE CONCERNING THE **SECOND READING** OF **ORDINANCE 2025-34**. THE PUBLIC HEARING WILL BE HELD DURING THE REGULAR CITY COMMISSION MEETING ON **MONDAY, JANUARY 12, 2026**, BEGINNING AT 5:00 P.M. AT 75 KING STREET, ST. AUGUSTINE, FLORIDA. PUBLIC COMMENTS ARE INVITED ON THE FOLLOWING MATTER:

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NOTICES:

Related documents may be requested via the City Clerk's Office, CityClerk@citystaug.com, (904) 825-1007, City Hall, Lobby B, 2nd Floor, 75 King Street, St. Augustine, FL 32084, during the hours of 8:00 A.M. and 5:00 P.M. except weekends and holidays. In accordance with Florida Statute 286.0105; "If any person decides to appeal any decision made by the City Commission with respect to any matter considered at this scheduled meeting or hearing, the person will need a record of the proceedings, and for such purpose the person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending notice not later than seven days prior to the proceeding at the address given on notice. Telephone: City Clerk (904)825-1007; or 1-800-955-8771 (TDD) or 1-800-955-8770 (V), via Florida Relay Service.

January 2 2026

LSAR0424924

LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Sharon Whitener
Not specified
Po Box 210
St Augustine FL 32085-0210

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a Govt Public Notices, was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

SAG St Augustine Record 01/02/2026
SAG staugustine.com 01/02/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 01/02/2026

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost:	\$102.64	
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THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin