

ORDINANCE NO. 2023- 1

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING THE 2025 COMPREHENSIVE PLAN, ORDINANCE NO. 2010-38, AS AMENDED, TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM RESIDENTIAL-C (RES-C) TO MIXED USE DISTRICT (MD), FOR APPROXIMATELY 3.89 ACRES OF LAND LOCATED AT THE SE CORNER OF KINGS ROAD AND KINGS ESTATE ROAD; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; 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;

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

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

SECTION 1. The St. Johns County Comprehensive Plan is amended to change the Future Land Map designation from **Residential-C (Res-C)** to **Mixed Use District (MD)**, for approximately 3.89 acres of land as described and shown on the attached **EXHIBITS A and B**.

SECTION 2. The 2025 Comprehensive Plan amendment described in Section 1 is based upon 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.
- (d) The amendment is consistent with the Goals, Objectives, and Policies of the St. Johns County Comprehensive Plan, including Policies A.1.2.5, A.1.2.7, A.1.3.11, A.1.15.2, and with other provisions provided during the hearing.

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.

SECTION 4. 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.

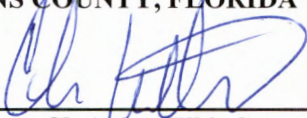
SECTION 5. It is the intent of the St. Johns County Board of County Commissioners that scribes and typographic errors which do not change the tone or tenor of this Ordinance may be corrected during codification and may be authorized by the County Administrator or designee, without public hearing, by filing a corrected or recodified copy of the same with the Clerk of the Board.

SECTION 6. Small scale development amendments may not become effective until 31 days after adoption. If challenged within 30 days after adoption, small scale development amendments may not become effective until the state land planning agency or the Administration Commission, respectively, issues a final order determining that the adopted small scale development amendment is in compliance. No development orders, development permits, or development dependent on this amendment may be issued or commence before it has become effective.

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 17th DAY OF January 2023.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

BY: 
Christian Whitehurst, Chair

Rendition Date JAN 17 2023

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

BY: 
Deputy Clerk

Effective Date: APR 21 2023



EXHIBIT A

2025 Future Land Use Residential-C To Mixed Use District

MIXED USE DISTRICT

RESIDENTIAL-C

MIXED USE DISTRICT

RESIDENTIAL-C

RESIDENTIAL-B

Dobbs Rd

Kings Estate Rd

Kings Rd

Pine St

Summerville Cir

Summerville Cir



CPA(SS) 202200014 Kings Estate Rd. (101850-0000) 08/31/2022

 CPA(SS)2022-14

EXHIBIT B

A PARCEL OF LAND LYING AND BEING IN SECTION 36, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGIN AT A CONCRETE MONUMENT AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 36, AND THE WEST RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILROAD; THENCE SOUTH 88 DEGREES 36 MINUTES 30 SECONDS WEST ON THE SOUTH LINE OF SAID SECTION 36, A DISTANCE OF 335.56 FEET TO THE EAST RIGHT OF WAY LINE OF KINGS ROAD; THENCE NORTH 00 DEGREES 37 MINUTES 00 SECONDS WEST ON THE EAST RIGHT OF WAY LINE OF KINGS ROAD, 573.79 FEET TO THE SOUTH RIGHT OF WAY LINE OF KINGS ESTATE ROAD AS DESCRIBED IN OFFICIAL RECORDS VOLUME 188, PAGE 418, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 80 DEGREES 26 MINUTES 31 SECONDS EAST ON SAID SOUTH RIGHT OF WAY LINE OF KINGS ESTATE ROAD, 314.94 FEET TO THE WEST RIGHT OF WAY OF FLORIDA EAST COAST RAILROAD; THENCE SOUTH 03 DEGREES 36 MINUTES 48 SECONDS EAST ON THE WEST RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILROAD, 514.24 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT FROM THE ABOVE DESCRIBED PARCEL THAT PORTION DEEDED TO ST. JOHNS COUNTY, FLORIDA AS DESCRIBED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3172, PAGE 1424, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

SUBJECT TO GRANT OF DRAINAGE EASEMENT TO ST. JOHNS COUNTY, FLORIDA, IN OFFICIAL RECORDS BOOK 3912, PAGE 932, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

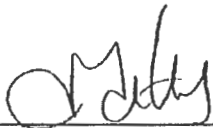
Gary B Davenport
Gary B Davenport
Gary B Davenport
212 S Shadowwood DR
Saint Augustine FL 32086-9127

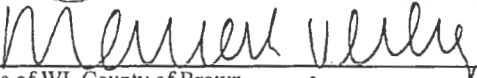
STATE OF FLORIDA, COUNTY OF ST JOHNS

The St Augustine Record, a daily newspaper published in St Johns County, Florida; and of general circulation in St Johns County; and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated or by publication on the newspaper's website, if authorized, on:

10/16/2022

and that the fees charged are legal.
Sworn to and subscribed before on 10/16/2022



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FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

January 18, 2023

Honorable Brandon Patty
Clerk of Courts
St. Johns County
500 San Sebastian View
St. Augustine, FL 32084

Attention: Yvonne King

Dear Honorable Brandon Patty,

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of St. Johns Ordinance No. 2023-01, which was filed in this office on January 18, 2023.

Sincerely,

Anya Owens
Program Administrator

ACO/rra

FILED **JAN 18 2023**
St. Johns County
Clerk of Court
By: Yvonne King
Deputy Clerk