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(3)

ORDINANCE NUMBER: 2006-26

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF OPEN RURAL (OR) TO OFFICE PROFESSIONAL (OP); MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

Public Records of St. Johns County, FL Clerk # 2006020621, O.R. 2665 PG 649-651 03/20/2006 at 09:57 AM, REC. $13.00 SUR. $14.00

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

WHEREAS, Angelita Capili, M.D., the owner of lands described herein, filed an application, incorporated by reference as File Number REZ 2005-39 for a zoning change, as approved by the Board of County Commissioners, as described hereinafter, and after required notice was published, a public hearing was held on the 7th day of March at 9:00 a.m. on said application.

SECTION 1. Upon consideration of the application, supporting documents, statements from the applicant, correspondence received by the Growth Management Services Department, recommendation of the Planning and Zoning Agency, and comments from the staff and the general public at the public hearing, finds as follows:

1. The request for rezoning has been fully considered after public hearing with legal notice duly published as required by law.

2. The rezoning to Office Professional (OP) is consistent with the Comprehensive Plan, in that:
   (a) The rezoning is compatible and complementary to adjacent land uses. (Objective A.1.3)

   (b) The rezoning encourages an efficient and compact land use pattern and supports balanced growth and economic development. (Objective A.1.11)

   (c) The proposed project is consistent with the goals, policies and objectives of the 2015 St. Johns County Comprehensive Plan.

3. The rezoning to Office Professional (OP) is consistent with the St. Johns County Land Development Code.

4. The zoning district designation of Office Professional (OP) is consistent with the land uses allowed in the land use designation of Mixed Use as depicted on the 2015 Future Land Use Map.

SECTION 2. Pursuant to this application File Number REZ 2005-39 the zoning classification

is hereby changed to Office Professional (OP).

SECTION 3. To the extent that they do not conflict with the unique, specific and detailed provisions of this

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Ordinance, all provisions of the Land Development Code as such may be amended from time to time shall be applicable to development of property referenced herein except to the degree that development may qualify for vested rights in accordance with applicable ordinances and laws. Notwithstanding any provision of this ordinance, no portion of any concurrency provision or impact fee ordinance, building code, Comprehensive Plan or any other non Land Development Code ordinance or regulation shall be deemed waived or varied by any provision herein.

SECTION 4. This Ordinance shall take effect upon receipt by the Secretary of State.

SECTION 5. This Ordinance shall be recorded in a book kept and maintained by the Clerk of the Board of County Commissioners of St. Johns County, Florida, in accordance with Section 125.68, Florida Statutes.

SECTION 6. Upon the effective date of this Ordinance, the zoning classification shall be recorded on the Zoning Atlas filed maintained in the Growth Management Services Department by the Planning Director or designee.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 7th DAY OF March 2006.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: James E Bryant
James E. Bryant, Chairman

RENDITION DATE 03/09/06

ATTEST: CHERYL STRICKLAND, CLERK

BY: Deanne King
Deputy Clerk

EFFECTIVE DATE: 03/13/06

EXHIBIT A
LEGAL DESCRIPTION
Capili Medical Office

Part of Government Lot 1, Section 31, Township 7 South, Range 30 East, to-wit: Commence at a point on the Southwest corner of said Lot 1, marked with a railroad spike in the center of the Moultrie Road, run thence East, along the South line of said Lot 1 and the North line of Government Lot 8, Section 31, Range 30 East, Township 7 South, 15 feet to an iron stake on the East side of said Moultrie Road to the Point Of Beginning of this description; run thence North along the East side of said Moultrie Road, 216 feet to an iron pipe; run thence East 150 feet to a point; run thence South, and at right angle to said point, 121 feet to a point, thence run West, and at a right angle to said point 150 feet to the East line of the said Moultrie Road, thence run North along the East line of said Moultrie Road, a distance of 121 feet, more or less, to close This parcel of being a lot of land 121 feet by 150 feet, being part of land described in Deed Book 221, page 483 of the public records of St. Johns County, Florida.

I HEREBY CERTIFY THAT THIS DOCUMENT
IS A TRUE AND CORRECT COPY AS APPEARS
ON RECORD IN ST. JOHNS COUNTY, FLORIDA
WITNESS MY HAND AND OFFICIAL SEAL
THIS 17th DAY OF March 2006
CHERYL STRICKLAND, CLERK
Ex-Officio Clerk of the Board of County Commissioners
BY: Wonne King D.C.

ST. JOHNS COUNTY FLORIDA