

2
4

ORDINANCE NUMBER 2007-90

Public Records of
St. Johns County, FL
Clerk # 2007085841,
O.R. 3025 PG 1334-1337
12/28/2007 at 01:46 PM,
REC. \$17.00 SUR. \$18.50

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

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

WHEREAS, the development of the lands within this rezoning shall proceed in accordance with the application, dated August 31, 2006 in addition to supporting documents and statements from the applicant **which are a part of Zoning File REZ 2006-30 Pantheon** as approved by the Board of County Commissioners, and incorporated by reference into and made part hereof this Ordinance. In the case of conflict between the application, the supporting documents, and the below described special provisions of this Ordinance, the below described provisions shall prevail.

SECTION 1. Upon consideration of the application, supporting documents, statements from the applicant, correspondence received by the Growth Management 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. (Policy A.1.3.12)
 - (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 2006-30, the zoning classification of the lands described within the legal description , Exhibit "A"

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 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.

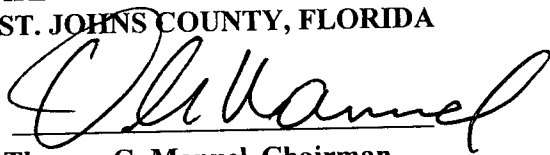
SECTION 5. This Ordinance shall be recorded in a book kept and maintained by the Clerk of the Board of County Commissioners of St. Johns County, Florida, in accordance with Section 125.68, Florida Statutes.

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 11th DAY OF Dec. 2007.

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

BY:

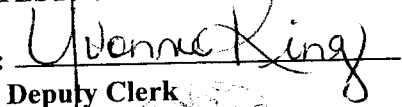

Thomas G. Manuel, Chairman

RENDITION DATE

12/14/07

ATTEST: **CHERYL STRICKLAND, CLERK**

BY:


Deputy Clerk

EFFECTIVE DATE:

12/19/07

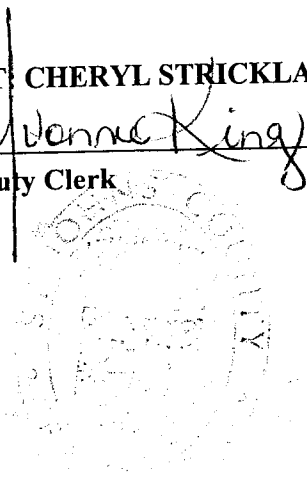


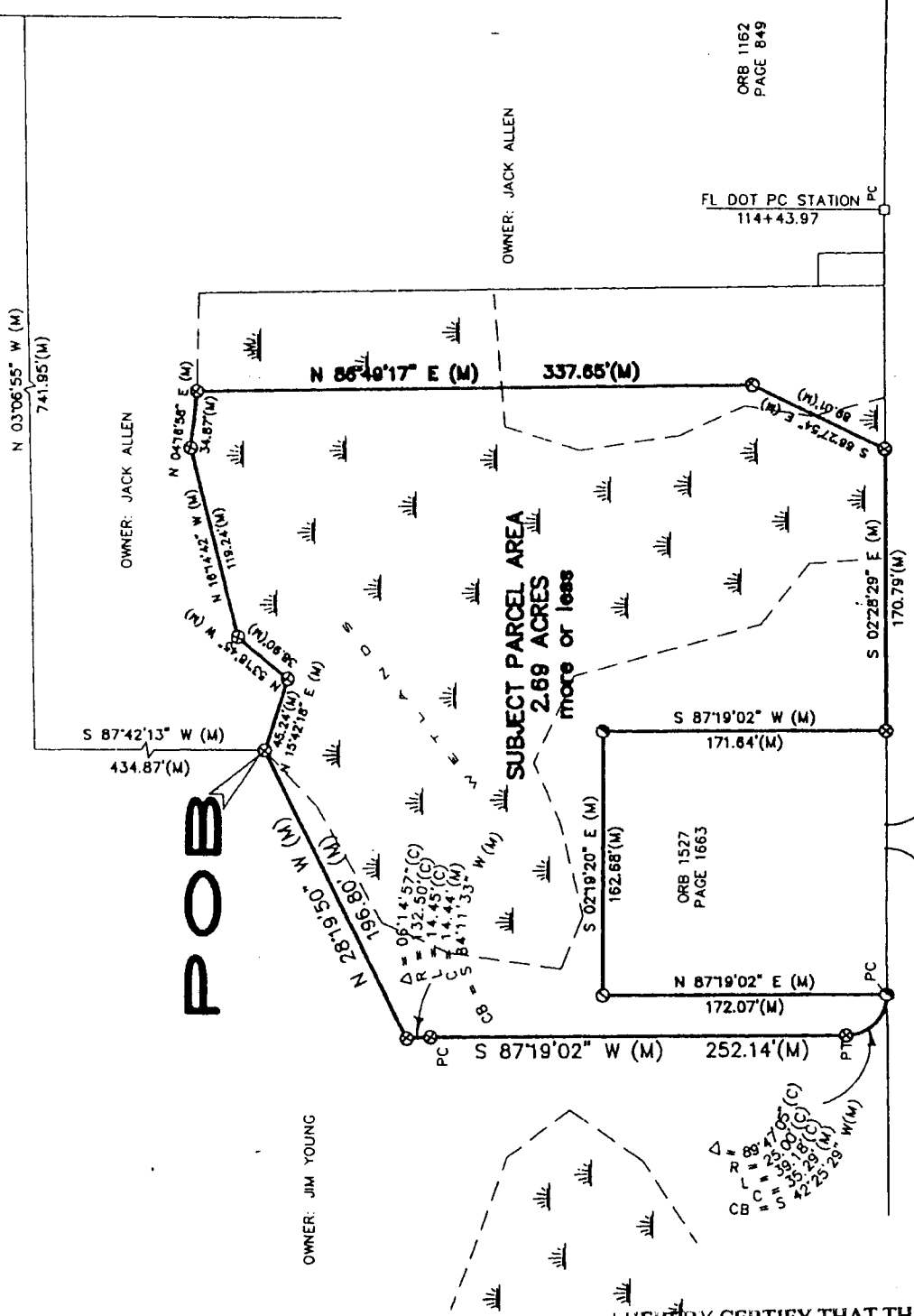
EXHIBIT A
LEGAL DESCRIPTION
Pantheon Professional Park

A PARCEL OF LAND SITUATED IN SECTION 36, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA LYING EAST OF THE FLORIDA EAST COAST RAILWAY RIGHT-OF-WAY AND WEST OF OLD MOULTRIE ROAD BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF SAID SECTION 36 AND THE EASTERLY RIGHT-OF-WAY LINE OF SAID FLORIDA EAST COAST RAILWAY; THENCE S 04°39'56" E ALONG SAID EASTERLY RIGHT OF WAY LINE 1554.11 FEET; THENCE N 87°42'13" E, 867.55 FEET; THENCE S 03°06'55" E, 741.95 FEET; THENCE N 87°42'13" E, 434.87 FEET; TO THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED PARCEL; THENCE N 15°42'18" E, 45.24 FEET; THENCE N 53°18'45" W, 38.90 FEET; THENCE N16°14'42" W, 119.24 FEET; THENCE N 04°16'58" E, 34.87 FEET; THENCE N 86°49'17" E, 337.65 FEET; THENCE S 66°27'54" E, 89.01 FEET TO THE WEST RIGHT-OF-WAY LINE OF OLD MOULTRIE ROAD (60 FOOT RIGHT-OF-WAY); THENCE S 02°28'29" E ALONG SAID WEST RIGHT-OF-WAY LINE 170.79 FEET TO THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1527, PAGE 1663; THENCE S 87°19'02" W ALONG SAID NORTH LINE 171.64 FEET; THENCE S 02°19'20" E ALONG THE WEST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1527, PAGE 1663 A DISTANCE OF 162.68 FEET; THENCE N 87°19'20" E ALONG THE SOUTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1527, PAGE 1663 OF SAID PUBLIC RECORDS A DISTANCE OF 162.68 FEET; THENCE N 87°19'20" E ALONG THE SOUTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1527, PAGE 1663 OF SAID PUBLIC RECORDS 172.07 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE , SAID POINT ALSO BEING A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST; HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°47'05", AN ARC LENGTH OF 39.18 FEET AND A CHORD LENGTH AND BEARING OF 35.29, S 42°25'29" W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 39.18 FEET; THENCE S 87°19'02" W, 252.14 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 132.50 FEET, A CENTRAL ANGLE OF 06°14'57", AN ARC LENGTH OF 14.45 FEET AND A CHORD LENGTH AND BEARING OF 14.44 FEET, S 84°11'33" W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE 14.45 FEET; THENCE N 28°19'50" W, 196.80 FEET TO THE POINT OF BEGINNING.

THE AFOREDESCRIBED PARCEL CONTAINS 2.69 ACRES MORE OR LESS.

SURVEY
Pantheon Professional Park



ORB 1162
PAGE 849

FL DOT PC STATION
114+43.97

OWNER: JACK ALLEN

OWNER: JACK ALLEN

SUBJECT PARCEL AREA
2.69 ACRES
more or less

S 87°42'13" W (M)
434.87'(M)

ORB 1527
PAGE 1663

POB

OWNER: JIM YOUNG

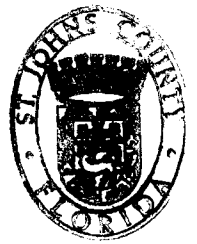
66' R/W - PAVED

OLD MOULTRIE ROAD

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 28th DAY OF December 2007
CHERYL STRICKLAND, CLERK
Ex-Officio Clerk of the Board of County Commissioners

BY: *C. W. King*

D.C.



The St. Augustine Record

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

COPY OF ADVERTISEMENT

STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **SARAH SELFRIDGE**
who on oath says that she is an Accounting Clerk 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 **REZONINT 06-30/PANTHEON PROF**

was published in said newspaper in **NOVEMBER 26, 2007**

Affiant further says that the St. Augustine Record is a newspaper published
at St. Augustine, in said St. Johns County, Florida, and that the said newspaper
heretofore 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, for a period of one year preceding
the first publication of the copy of advertisement; and affiant further says that
he has neither paid nor promised any person, firm or corporation any discount,
rebate, commission or refund for the purpose of securing the advertisement for
publication in the said newspaper.

Sworn to and subscribed before me this 27th day of **NOVEMBER 2007**.

by *Sarah Selfridge* who is personally known to me
or who has produced **PERSONALLY KNOWN** as identification.

Patricia A. Bergquist

(Signature of Notary Public)



Patricia A. Bergquist
My Commission DD27599
Expires December 18, 2007

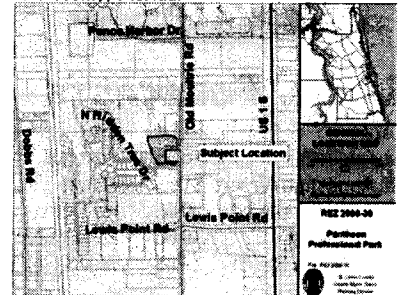
(Seal)

PATRICIA A BERGQUIST

NOTICE OF A PROPOSED REZONING

NOTICE IS HEREBY GIVEN that a public hearing will be held on Tuesday, December 11, 2007 at 9:00 a.m. by the St. Johns County Board of County Commissioners in the County Auditorium, County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, to rezone from Open Rural (OR) to Office Professional (OP) to allow for 20,000 square feet of office space. Items not heard by 6 pm shall automatically be continued until 9 am the following day, unless otherwise directed by the Board.

The subject property is located west side of Old Moultrie Road just north of Lewis Point Road within St. Johns County, Florida.



This file is maintained in the Planning Division of the Growth Management Services Department, at the Permit Center, 4040 Lewis Speedway, St. Augustine, Florida, and may be examined by interested parties prior to said public hearing.

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, 4020 Lewis Speedway, St. Augustine, Florida, 32085. For hearing impaired individuals, call Florida Relay Service at 1 800 955 8770, no later than 5 days prior to the date of this meeting.

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

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

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
BEN RICH, CHAIRMAN
FILE NUMBER: REZ 2006-30
Pantheon Professional Park
L3275-7 Nov 26, 2007