(4) Ch + Ret
Serial

ORDINANCE NUMBER: 2009-51

Public Records of
St. Johns County, FL
Clerk # 2010012506,
O.R. 3296 PG 1020-1023
03/19/2010 at 09:05 AM,
REC. $17.00 SUR. $18.50

Public Records of
St. Johns County, FL
Clerk # 2009061512,
O.R. 3264 PG 668-670
12/03/2009 at 08:23 AM,
REC. $13.00 SUR. $14.00

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF PLANNED SPECIAL DEVELOPMENT (PSD) 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 July 31, 2006 in addition to supporting documents and statements from the applicant **which are a part of Zoning File REZ 2006-27 Triangle Professional Plaza,** 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 Department, recommendation of the Planning and Zoning Agency, and comments from the staff and the general public at the public hearing, the Board of County Commissioners, 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.1.3.12)

   (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 District (Md) as depicted on the 2015 Future Land Use Map.

SECTION 2. Pursuant to this application File Number REZ 2006-27 the zoning classification of the lands described within the attached legal description, Exhibit "A",

This ordinance is being re-recorded to include the correct legal description.

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 17th **DAY OF** November **2009.**

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Ron Sanchez
Ron Sanchez, Chair

RENDITION DATE 11/19/09

ATTEST: CHERYL STRICKLAND, CLERK

BY: Wanne King
Deputy Clerk

EFFECTIVE DATE: 11/23/09

EXHIBIT A
LEGAL DESCRIPTION/SURVEY
(Triangle Professional Plaza)

That part of goverrment lots 5 and 9, lying west of U.S.1, (except that part developed as Sacks Martin Condominium pursuant to Declaration of Condominium recorded in Official Records Book 821, Pages 1490 through 1536 and that part developed as Phase II of said Condominium pursuant to Amendment to Declaration of Condominium recorded in Official Records Book 912, Page 962, all of the public records of St. Johns County, Florida) located in Section 18, Township 8 South, Range 30 East, St. Johns County, Florida, consisting of approximately 2.42 acres.

I HEREBY CERTIFY THAT THIS DOCUMENT
IS A TRUE COPY AS APPEARS
ON RECORD IN ST. JOHNS COUNTY, FLORIDA
WITNESS MY HAND AND OFFICIAL SEAL
THIS 2nd DAY OF December 20 09
CHERYL STRICKLAND, CLERK
Ex-Officio Clerk of the Board of County Commissioners
BY: Wanner King D.C

EXHIBIT A

All of Government lots 5 and 8, section 19, township 8 south, range 30 East, St. Johns County, Florida , lying east of U.S. Highway No. 1, and being more particularly described as follows:

For a point of beginning use the Northeast corner of said government lot 5, also being the northwest corner of the Replat of St. Augustine Shores , Unit 2, as recorded in Map book 13, page 114 thru 124, public record s of St. Johns County Florida; thence south 0deg 15min 15 sec. East along the east line of said government lots 5 and 8, also being the West line of said unit 2, 2227.63 feet to its intersection with the Easterly right of way line of said U.S. Highway No. 1; thenc North 8 deg 22 min 35 sec west along said Easterly line , 2243.67 feet to the North line of said government lot 5; thence North 88 deg 34 min 36 sec Eastalong said North line, 317.06 feet to the point of beginning.

NOTE: This legal is a corrected legal for Ordinance 2009-51 also known as REZ 2006-27 in County WATS System. This item was approved by the Board of County Commissioners and is re-recorded to correct the legal.

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 20 10
CHERYL STRICKLAND, CLERK
Ex-Officio Clerk of the Board of County Commissioners
BY: Lidonne King D.C.

ORDINANCE B

THE ST. AUGUSTINE RECORD

COPY OF ADVERTISEMENT

SJC DEVELOPMENT REVIEW
ATTN: NANCY WALES
4040 LEWIS SPEEDWAY
SAINT AUGUSTINE FL 32084

Ref.#: L3766-9
P.O.#: TRIANGLEPROF

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

STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **ULINDA E. VERSTRAATE**

who on oath says that 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 REZONING**

In the matter of **REZ 2006-27 - TRAIANGLE PROFESSIONAL PK**

was published in said newspaper on **11/02/2009**

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 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, for a period of one year preceding the first publication of the copy of advertisement; and affiant further says that he/she 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 2nd day of Nov 2009

by Ulinda E Verstraate who is personally known to me
or who has produced as identification

Notary Public State of Florida
Jeanette Bradley
My Commission D[illegible]
Expires 11/12/201[illegible]

Jeanette Bradley
(Signature of Notary Public)

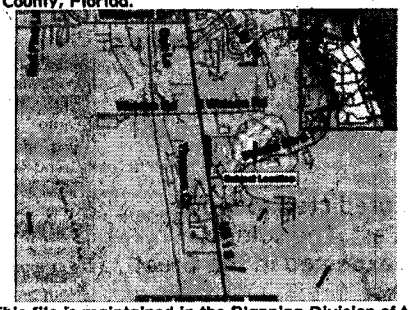
(Seal)

NOTICE OF A PROPOSED REZONING

NOTICE IS HEREBY GIVEN that a public hearing will be held on **Tuesday, November 17, 2009 at 9:00 a.m.** by the St. Johns County Board of County Commissioner in the County Auditorium, County Administration Building, 500 San Sebastian Way, St. Augustine, Florida, to issue a decision on

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM PLANNED SPECIAL DEVELOPMENT (PSD) TO OFFICE PROFESSIONAL (OP); PROVIDING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

The subject property is located on the Eastside of U.S. 1 between the intersections of U.S.1 and Watson Rd. and U.S.1 and Shores Blvd, 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. Items not heard by 6 pm shall automatically be continued until 9 am the following day, unless otherwise directed by the Board.

Interested parties may appear at the meeting and be heard with respect to the proposed request.

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 in 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
CYNDI STEVENSON, CHAIR
FILE NUMBER: REZ 2006-27 Triangle Professional Park
L3766-9 Nov 2, 2009

FLORIDA DEPARTMENT of STATE

CHARLIE CRIST
Governor

STATE LIBRARY AND ARCHIVES OF FLORIDA

KURT S. BROWNING
Secretary of State

March 22, 2010

FILED
2010 MAR 26 AM 8:29
CLERK CIRCUIT COURT
ST JOHNS COUNTY FL

Ms. Cheryl Strickland
Clerk of the Circuit Court
St. Johns County
4010 Lewis Speedway
St. Augustine, Florida 32084-8637

Attention: Ms. Yvonne King, Deputy Clerk

Dear Ms. Strickland:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letter dated March 17, 2010 and corrected copy of Exhibit A for St. Johns County Ordinance No. 2009-51, which was received in this office on March 22, 2010.

Sincerely,

Liz Cloud

Liz Cloud
Program Administrator

LC/srd

DIRECTOR'S OFFICE
R.A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399-0250
850.245.6600 • FAX: 850.245.6735 • TDD: 850.922.4085 • **http://dlis.dos.state.fl.us**

COMMUNITY DEVELOPMENT
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850.245.6700 • FAX: 850.488.4894

LEGISLATIVE LIBRARY SERVICE
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RECORDS MANAGEMENT SERVICES
850.245.6750 • FAX: 850.245.6795

ADMINISTRATIVE CODE AND WEEKLY
850.245.6270 • FAX: 850.245.6282