

AN ORDINANCE OF THE COUNTY OF ST. JOHNS,
STATE OF FLORIDA, REZONING LANDS AS
DESCRIBED HEREINAFTER FROM PRESENT
ZONING CLASSIFICATION OF RG1
TO PLANNED Special DEVELOPMENT

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

Section 1. That, as requested by Coastal Concepts, Inc. & First Pioneer Crp. in its application with supporting documents for zoning change, date July 3, 1987, and as amended on August 6, 1987, (hereinafter, the Planned Special Development (AKA Solano Cay) Application:), the zoning classification of the lands described on the attached Exhibit A is hereby changed from RG1 to Planned Special Development.

Section 2. That development of the lands within this Planned Special Development shall proceed in accordance with the PSD (AKA Solano Cay) Application and supporting documents which are a part of zoning file R-PSD-87-035 and which are incorporated by reference into and made a part of this ordinance, and as supplemented by the provisions of this ordinance. In the case of conflict between the Application or supporting documents and the below described provisions of this Ordinance, the below described provisions shall prevail.

Section 3. Fire Protection: Fire hydrants shall be provided within the PSD area and all fire protection requirements of St. Johns County will be met. This is indicated in the full set of horizontal construction documents on file with the County Engineer.

Section 4. Use of Undesignated Areas: These areas consist of retention lakes and open/undeveloped common areas as designated on the full set of horizontal construction documents on file with the County Engineer and will be used only for the purposes so designated.

Section 5. Height of Structures: The maximum height of structures shall be 35 feet.

Section 6. Standard Savings Clause: "All building code, zoning ordinance, and other land use and development regulations of St. Johns County as may be amended from time to time shall be applicable to this development except those permitting variances and special exceptions and except to the extent that they conflict with specific provisions of the approved development plan or PSD Ordinance. Modification to approved development plans by variance or special exception shall be prohibited."

Section 7. Accessory Uses and Structures Setbacks. Accessory uses and structures shall be separated from the main structure by not less than 10 feet; shall be located in the rear yard and shall not be less than 3 feet from any lot line.

Section 8. Time Schedule. Beginning June 1987, completion no later than July 1992.

Section 9. That all roads and parking areas within the project either public or private shall be constructed to approved County Standards.

Section 10. That all easements required for drainage purposes shall be granted to the County at no cost; at the Count's request.

Section 11. The Zoning Inspector is authorized to issue construction permits allowed by zoning classification as rezoned hereby.

Section 12. This Ordinance shall take effect immediately upon receipt of official acknowledgment of the Office of the Secretary of State to the Clerk of the Board of County Commissioners of St. Johns County, Florida, that the same has been filed.

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

By: *Phyllis L. Lyden*
Chairman

ATTEST: CARL "BUD" MARKEL, CLERK

BY: *Cheryl Kent*
Deputy Clerk

ADOPTED regular meeting October 13, 1987

EFFECTIVE October 20, 1987

**BOUNDARY DESCRIPTION
SOLANO CAY:**

A parcel of land, being a portion of Government Lot 9, Section 21, Township 3 South, Range 27 East, St. Johns County, Florida, being more particularly described, as follows:

For a point of reference, commence at the Southwesterly corner of Lot 1, Solano Woods, according to plat recorded in Map Book 16, Page 10, of the Public Records of St. Johns County, Florida, said corner lying on the Northerly right of way line of Solano Road (a 60-foot right of way, as now established); run thence S-88°36'36"W., along said right of way, a distance of 25.00 feet to the point of beginning; thence continue along said right of way, S-88°36'36"W. a distance of 91.62 feet; run thence N-01°23'24"W. a distance of 20.00 feet; run thence N-11°26'12"W. a distance of 379.32 feet; run thence N-49°07'54"W. a distance of 258.86 feet; run thence N-81°39'25"W. a distance of 145.57 feet; run thence N-62°33'47"W. a distance of 50.22 feet; run thence N-28°11'12"W. a distance of 13.30 feet; run thence N-48°42'15"W. a distance of 37.68 feet; run thence N-30°13'54"W. a distance of 42.02 feet; run thence N-01°18'44"E. a distance of 3.73 feet; run thence N-57°16'38"W. a distance of 39.95 feet; run thence N-26°52'16"W. a distance of 45.18 feet; run thence N-01°46'13"W. a distance of 52.89 feet; run thence N-53°49'13"W. a distance of 23.86 feet; run thence N-10°14'31"W. a distance of 75.57 feet; run thence N-22°49'07"W. a distance of 30.12 feet; run thence N-20°35'55"W. a distance of 14.94 feet; run thence N-67°50'11"W. a distance of 45.80 feet; run thence N-26°36'59"W. a distance of 27.16 feet; run thence N-68°41'17"W. a distance of 9.67 feet; run thence N-77°38'38"W. a distance of 45.21 feet; run thence N-3°23'41"W. a distance of 44.36 feet; run thence N-8°26'12"E. a distance of 54.48 feet; run thence N-04°41'00"E. a distance of 61.30 feet; run thence N-08°58'32"E. a distance of 49.90 feet; run thence N-41°25'48"W. a distance of 36.20 feet; run thence N-29°24'37"W. a distance of 125.47 feet to a point which lies on the Southerly line of DeLeon Shores, according to plat recorded in Map Book 12, Page 36, of the Public Records of St. Johns County; run thence N-89°48'41"E., along said line and along the Southerly line of DeLeon Shores Unit II, according to plat recorded in Map Book 11, Page 89, of the Public Records of said County, a distance of 855.57 feet; run thence S-01°23'24"E., along a line parallel with and 25 feet West (when measured at right angles thereto) of the West line of aforementioned Solano Woods, a distance of 1,327.74 feet to the point of beginning. The land thus described contains 14.53 acres, more or less.

The St. Augustine Record
 PUBLISHED EVERY AFTERNOON EXCEPT SUNDAY
 ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA, }
 COUNTY OF ST. JOHNS }

Before the undersigned authority personally appeared _____
KRISTI ROBERTSON who on oath says that he is
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 _____
REGULAR MEETING
 _____ in the matter of _____
ORDINANCE PASSAGE # R PSD 87 035
 _____ in the _____ Court,
 was published in said newspaper in the issues of _____
AUGUST 28, 1987

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 has heretofore been continuously published in said St. Johns County, Florida, each day, except Sundays, and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida, for a period of one year next preceding the first publication of the attached 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 this advertisement for publication in the said newspaper.

Sworn to and subscribed before me Kristi Robertson
 this 31st day of AUGUST
 A.D. 19 87
[Signature]
 Notary Public

F. Notary Public, State of Florida
 My Commission Expires Aug. 4, 1989
 L. Bonded This Day, Date: Insurance, Inc.

COPY OF ADVERTISEMENT

NOTICE IS HEREBY GIVEN THAT THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AT ITS REGULAR MEETING ON THE 13 DAY OF OCTOBER, 1987 AT 2:00 O'CLOCK P.M., IN THE COUNTY AUDITORIUM, COUNTY ADMINISTRATION BUILDING, LEWIS SPEEDWAY (COUNTY ROAD 16-A) AND U.S. #1 NORTH, ST. AUGUSTINE, FLORIDA, WILL CONSIDER PASSAGE OF THE FOLLOWING ORDINANCE:

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF R-1 TO PSC, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA: SECTION 1. Pursuant to the application of Coastal Concepts, Inc. owners of the following described land, zoning classification of R-1, single or multi family residential on the following described lands:

EXHIBIT "A"
 BOUNDARY DESCRIPTION
 SOLANO CAY:

A parcel of land, being a portion of Government lot 9, Section 21, Township 3 South, Range 27 East, St. Johns County, Florida, being more particularly described, as follows:

For a point of reference, commence at the Southwesterly corner of Lot 1, Solano Woods, according to plat recorded in Map Book 16, Page 10, of the Public Records of St. Johns County, Florida, said corner lying on the Northerly right of way line of Solano Road (a 60-foot right of way, as now established); run thence S-88°36'26"W., along said right of way, a distance of 25.00 feet to the point of beginning; thence continue along said right of way, S-88°36'36"W. a distance of 91.62 feet; run thence N-01°23'34"W., a distance of 20.00 feet; run thence N-11°26'12"W. a distance of 379.32 feet; run thence N-49°07'54"W. a distance of 158.86 feet; run thence N-81°39'25"W. a distance 145.57 feet; run thence N-62°23'47"W. a distance of 50.22 feet; run thence N-26°11'12"W. a distance of 13.30 feet; run thence N-48°42'13"W. a distance of 37.68 feet; run thence N-30°13'54"W., a distance of 42.02 feet; run thence N-01°18'44"E. a distance of 3.78 feet; run thence N-57°16'36"W. a distance of 39.95 feet; run thence N-26°52'10"W. a distance of 45.18 feet; run thence N-01°46'12"W. a distance of 52.89 feet; run thence N-53°49'13"W. a distance of 23.86 feet; run thence N-10°14'31"W. a distance of 75.57 feet; run thence N-22°49'07"W. a distance of 36.12 feet; run thence N-20°35'55"W. a distance of 14.94 feet; run thence N-47°59'11"W. a distance of 45.80 feet; run thence N-26°36'59"W. a distance of 27.16 feet; run thence N-48°41'17"W. a distance of 9.67 feet; run thence N-77°38'36"W. a distance of 45.21 feet; run thence N-32°41'17"W. a distance of 44.36 feet; run thence N-4°26'12"E. a distance of 54.48 feet; run thence N-04°41'00"E. a distance of 61.30 feet; run thence N-08°58'32"E. a distance of 49.90 feet; run thence N-41°25'46"W. a distance of 36.20 feet; run thence N-29°24'37"W. a distance of 125.47 feet to a point which lies on the Southerly line of DeLeon Shores, according to plat recorded in Map Book 12, Page 36, of the Public Records of St. Johns County; run thence N-87°48'41"E., along said line and

along the southerly line of DeLeon Shores Unit II, according to plat recorded in Map Book 11, Page 89, of the Public Records of said County, a distance of 855.57 feet; run thence S 01°23'24"E., along a line parallel with and 25 feet West (when measured at right angles thereto) of the West line of aforementioned Solano Woods, a distance of 1,327.74 feet to the point of beginning. The land thus described contains 14.53 acres, more or less.

IS HEREBY CHANGED TO:
PSD, Planned Special Development in accordance with documents filed in application R-PSD-87-035

SECTION 2. Nothing herein contained shall be deemed to impose conditions, limitations or requirements not applicable to all other land in zoning district wherein said lands are located.

SECTION 3. The Building Department is authorized to issue construction permits, allowed by zoning classification as recited hereby.

SECTION 4. This Ordinance shall take effect immediately upon receipt of official acknowledgment of the office of the Secretary of State to the Clerk of the Board of County Commissioners.

That same has been filed.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
By s/ Carl "Bud" Markel
Its Clerk

If a person decides to appeal any decision made by the Board of County Commissioners 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 the appeal is to be based.
L192 Aug. 28, 1987



RECEIVED
ST. JOHNS COUNTY, FLORIDA

FLORIDA DEPARTMENT OF STATE

Jim Smith
Secretary of State

'87 OCT 20 A9:19

Dorothy W. Joyce
Division Director

October 19, 1987

Carl Bud Markel
CLERK, COUNTY COMMISSION

Honorable Carl "Bud" Markel
Clerk of Circuit Court
St. Johns County Courthouse
Post Office Drawer 300
St. Augustine, Florida 32085

Attention: Lynn M. McDonald, Deputy Clerk

Dear Mr. Markel:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge:

1. Receipt of letter/s of October 14, 1987
and certified copy/ies of St. Johns
County Ordinance(s) #87-52, 87-53, 87-54, 87-55 and
#87-56 & #87-51
2. Receipt of _____ County Ordinance(s)
relative to:
(a) _____
which we have numbered _____
(b) _____
which we have numbered _____
3. We have filed ~~this~~ these ordinances in this office
on October 19, 1987.
4. The original/duplicate copy/ies showing the filing date
is/are being returned for your records.

Sincerely,

Liz Cloud

Liz Cloud, Chief
Bureau of Administrative Code

LC/mb

DIVISION OF ELECTIONS, Room 1801, The Capitol, Tallahassee, Florida 32301
(904) 488-7690