Public Records of
St. Johns County, FL
Clerk # 2005076797,
O.R. 2538 PG 2-38
09/16/2005 at 03:12 PM,
REC. $149.00 SUR. $167.00

ORDINANCE NUMBER: 2005-70

(37)

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM OR (OPEN RURAL) TO PUD (PLANNED UNIT DEVELOPMENT); PROVIDING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the development of the lands within this Planned Unit Development shall proceed in accordance with the PUD application, dated July 12, 2004, in addition to supporting documents and statements from the applicant **which are a part of Zoning File PUD 2004-31 Solano Road Retail Center PUD,** 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. Findings of Fact: that the need and justification for approval of the Solano Road Retail Center PUD has been considered in accordance with the St. Johns County Comprehensive Plan and the St. Johns County Land Development Code and, whereby, it is found that:

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

2. The proposed project is consistent with the goals, policies and objectives of the 2015 St. Johns County Comprehensive Plan, specifically Goal A.1 of the Land Use Element related to effectively managed growth, the provision of diverse living opportunities and the creation of a sound economic base.

3. The request meets the standards and criteria of Part 5.03.02 of the Land Development Code with respect to (B) location, (C) minimum size, (D) compatibility, and (E) adequacy of facilities.

4. The request meets all requirements of applicable general zoning, subdivision and other regulations.

5. The Master Development Plan Text and Map for this project meet all requirements of Section 5.03.02(G) of the Land Development Code.

6. The proposed PUD meets all applicable Specific Standards of Section 5.03.03 of the St. Johns County Land Development Code.

7. The zoning district designation of Planned Unit Development (PUD) is consistent with the land uses allowed in the land use designation of Commercial (COMM) as depicted on the 2015 Future Land Use

Market - P. Degracia
BCC Secty

Map.

SECTION 2. Pursuant to this application File Number PUD 2004-31 Solano Road Retail Center, the zoning classification of the lands described within the legal description, Exhibit "A",

is hereby changed to PUD.

SECTION 3. To the extent they do not conflict with the specific provisions of this PUD Ordinance, all provisions of the Land Development Code as such may be amended from time to time shall be applicable to this development; except (a) that modification to this PUD by variance or special use shall be prohibited except where allowed by the Land Development Code; and except (b) to the degree that the development may qualify for vested rights in accordance with applicable ordinances and laws. Notwithstanding any provision of this ordinance, no portion of any impact fee ordinance, concurrency provision, building code, Comprehensive Plan or any non Land Development Code ordinance or regulation shall be deemed waived or varied by any provision herein.

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

SECTION 5. This Ordinance shall be recorded in a book of land use regulation ordinances kept and maintained by the Clerk of the Court of St. Johns County 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 maintained in the Zoning Division of the St. Johns County Growth Management Services Department by the Director of Growth Management Services, or his designee.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA THIS 9th **DAY OF** August **2005.**

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: _____
Bruce Maguire
Chair

RENDITION DATE 08/11/05

ATTEST: CHERYL STRICKLAND, CLERK

BY: Vonnie King
Deputy Clerk

EFFECTIVE DATE: 08/15/05

Ordinance Book 37 Page 300

Legal Description

A portion of Government Lot 12, Section 21, Township 3 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows: Commence at the Southeasterly corner of said Government Lot 12; thence S. 89° 0' 02" W., along said Southerly line of said Government Lot 12, 571.10'; thence N. 01° 13' 06" W., 1,266.50' to the Southerly right-of-way line of Solano Road (a 60' right-of-way as now established); thence S. 88° 37' 10" W., along last said line, 477.22' to the Point of Beginning; thence continue S. 88° 37' 10" W., along said Southerly right-of-way line 190.00'; thence S. 01° 13' 06" E., 130.26'; thence N. 88° 37' 10" E., 190.00'; thence N. 01° 13' 06" W., 130.26' to the Point of Beginning

Lands thus described contain 0.57 acres, more or less.

RECEIVED
DEC 27 2004
ST. JOHNS COUNTY
PLANNING DEPARTMENT

St. Johns County

Application For Rezoning

From CG To PUD

Date July 12, 2004, resubmitted on 10/6/04 ~~resubmitted on December 20, 2004~~

Project Name: Solano Road Retail Center

Owner/Applicant: William J. Collins & Associates (Mr. Bill Collins & Mr. Nick Lee)

Address: 129 Nandina Circle
Ponte Vedra Beach, Fl 32082

Phone: 904/445-8621 Fax: 904/273-4490

E-mail Address: nicholaslee33@msn.com

Planning/Engineering Firm: Green & Kupperman, Inc.

Address: 200 First Street Suite B
Neptune Beach, Fl 32266

Phone: 904/241-6611 Fax: 904/241-2950

E-mail Address: susangreen@200firststreet.com

Person to Receive Comments: Susan Green

Property Appraiser's Parcel No. 052570-0050 and 052570-0040

Name of Overlay District if applicable: Ponte Vedra-Palm Valley Coastal Corridor

Location: 302 Solano Road

Census Tract: 020702 Property Appraiser's Map Sheet: 4A21S Acres: .57 +/-

911 Address (if Known) 302 Solano Road

TAZ 131 Zone Class: CG Comp. Plan DSGN Commercial

Present Use of Property: Commercial - Retail Center

Proposed Use of Property: an expansion of the existing building of 1000 sq. ft.

Water/Sewer Provider: St. Johns Utilities

Please list below any applications currently under review or recently approved which may assist in the review of this application: We have been before the Application for Design Review Committee, but were instructed to get the zoning in place and then return for their input and review.

I HEREBY CERTIFY THAT ALL INFORMATION IS CORRECT:
Signature of owner or person authorized to represent this application:

Signature: 12/18/04

Printed or typed name(s): Susan E. Green of Green & Kupperman, Inc.

SOLANO ROAD RETAIL CENTER
EXHIBIT "C"
MASTER DEVELOPMENT PLAN TEXT
July 12, 2004, as resubmitted on October 6, 2004
and resubmitted on February 18, 2005
and amended on April 5, 2005

I. INTRODUCTION

The Solano Road Retail Center consists of approximately 0.57 acres of land on the South side of Solano Road, West of A1A. The same is existing and was originally constructed in the early 1990's.

The PUD District is used for specialized purposes to allow for innovative design techniques and when the application of flexible land use regulations to the development of land is often difficult or impossible within traditional zoning district regulations and subsequent overlay districts. The objective of a PUD is to encourage ingenuity, imagination and design efforts on the part of builders, architects, planners, and developers to produce developments which may depart from the strict requirements of traditional zoning districts in return for a gain in aesthetic and functional design.

II. APPLICATION/REQUEST

A. Proposed Major Modifications

The proposed PUD is to accommodate a modification to the restrictions of the Ponte Vedra/Palm Valley Coastal Corridor Overlay District. In addition, the applicant is requesting a clarification and waiver from several St. Johns County Zoning Code items, as clarified in Section "S", herein, and as such, felt it more reasonable to address all changes and request in one application versus several.

B. Surrounding Land Uses

Surrounding the subject property is an existing large commercial shopping center with many out parcels, which was developed in the early 1980's.

C. Ownership/Authorization

The Solano Road Retail Center is owned by William J. Collins & Associates. Authorizations and Proof of Ownership (Deeds) are attached hereto. The adjacent property owners list is also attached, as required by St. Johns County.

III. PUD COMMITMENTS/SITE DEVELOPMENT CONSTRAINTS

A. Project Description

Solano Road Retail Center is a .57+/- acres of commercial development located in northern St. Johns County, Florida along Solano Road, West of A1A. The Master Development Plan - Exhibit D, indicates the general layout for the retail center. Overall development of the site is for commercial retail/office development. The development is in keeping with the suggested land development patterns of St. Johns County as defined in the Comprehensive Plan and identified on the Future Land Use Map (FLUM). The proposed PUD is to allow for an expansion of the existing retail center for 1,000 additional square feet, for a total of 9,500 square feet.

The major components of the overall PUD zoning are still relevant to insure a controlled development, which has consistent and aesthetic improvements, provides for protection and permanent onsite preservation of the site, and efficiently manages storm water. The overall PUD zoning provide for maintenance of the properties, including yards and common areas.

A. Development Site

There is a total of .57+- acres of property, and the entire site currently developed.

C. Wetlands

There are no wetlands on this site.

D. Development Area

The project will use a total of .57+- acres of developable property.

E. Dwelling Units

There are no residential dwelling units proposed for this site.

F. Non-Residential Development

The Non-residential development planned for this commercial PUD is a retail/office development.

G. Phasing

Due to the fact that this is an addition to an existing building, there is only one phase for this development. Construction of same is proposed to begin immediately upon approval of the PUD.

B. Site Development Criteria

The following criteria will be utilized in overall site design and construction:

1. **Permitted Uses**

The development, specifically the allowable uses, will include commercial/ retail/office uses in accordance with the St. Johns County Land Development Code, as follows:

Commercial/Retail/Office Uses

a. Cultural/Institutional Uses such as libraries, galleries, and museums; schools with conventional academics curriculum; child care, adult day care, or child nurseries; churches and synagogues; Private Clubs.

a. General Business and Commercial Uses such as commercial recreation, entertainment, retail, hospitality, and general business, such as retail goods stores; financial institutions with or without drive-through facilities; indoor farm and garden supply centers; neighborhood convenience stores; grocery stores' specialty food stores, and supermarkets; spas, gyms, and health clubs; commercial vocational, business or trade schools; veterinary offices without outside boarding facilities and within an enclosed a sound proof building.

b. Office and Professional Services such as blueprint, printing, catering, travel agencies, mail and package services, small appliance repair shops, upholstery, and laundries; personal services such as beauty shops, nail salons, barbers, bail bond agencies, employment services, or photography studios; restaurants; general offices, professional offices, and government offices; medical offices or clinics with scheduled or emergency services by physicians, dentists, Chiropractor, psychiatrists, podiatrists; medical laboratories. Diagnostic centers which provide radiology, and medical.

c. Pizza and other such food deliveries services, package stores, tax and/or accounting offices, and real estate offices.

2. **Restrictions of Permitted Uses**

The following restrictions will be placed upon any permitted uses:

a. No use will be permitted requiring use or storage of toxic, hazardous or flammable chemicals without such permits as may be required from time to time by all State and federal agencies. St. Johns County shall be furnished with copies of all material safety data sheets, for its use in fire prevention and safety related programs, if requested by the St. Johns County Fire Department. All storage and use of Flammable Combustible liquids shall comply with the latest national Fire Protection association publication 30, as adopted by St. Johns County.

b. No use will be permitted to have permanent outdoor storage or display. Temporary display during normal business operating hours may be permitted.

3. **Setbacks/Yard Requirements**
Setbacks shall be measured from the eave of the structure and shall be as follows:

a. Minimum Parcel Size
It is one parcel not being proposed for subdivision.

b. Front, Side and Rear Yard Setbacks
Front: 30 feet, Side: 0 feet, Rear: 0 feet. The justification for these setbacks is determined Section "S" waivers.

c. Site Coverage
The maximum site coverage allowable on any site shall be 35%. This percentage shall be calculated as the maximum building are at ground level. Maximum Surface Ratio will not exceed 65% in the overall PUD development area.

4. **Building Height**
Buildings shall not exceed Forty (40) feet in height. Although the St. Johns County Land Development Code, specifies no maximum height limits for decorative uses, this applicant is willing to maintain a maximum height of seventy five (75) feet for towers, facades, cupolas, spires, etc, in an effort to break up the length of the building facade.

5. **Parking**
Parking will be provided in accordance with the requirements of the Land Development Code, Table 6.18, as provided herein.

6. **Signage**
The applicant is requesting the following signs:

a. Development Signs
One (1) development identification sign will be allowed in the general location shown on the Master Development Plan. One sign along Solano Road shall be a maximum of ten (10) feet in height and have a maximum area of thirty-two (32) square feet. This development sign may include a listing of all businesses within the development.

H. **Infrastructure**
The following infrastructure will be or currently is provided for the site:

1. Storm water
This development is a part of Master Drainage System with the surrounding commercial development. Storm water will be handled with conveyance from the drives and parking areas to the storm water detention areas on the site.

2. Access

Access to the property is provided via the two (2) existing entrances to the adjacent, Winn Dixie and it's surrounding Shopping Center. All cross access easement are available for staff's review.

3. Sidewalks

Sidewalks on site shall be a minimum of six (6) feet wide and will be provided along the front of the buildings which connect to the parking lots. Sidewalks currently exist along Solano Road, and are shown on the MDP.

4. Utilities

All electrical and telephone lines have previously been installed and are underground on the site. Electrical power will be supplied by Jacksonville Beach.

5. Lighting

Site lighting will be provided in accordance with the Land Development Code and may include motion sensitive security lighting.

6. Solid Waste

Solid waste shall be handled by the licensed franchises in the area. All trash and solid waste shall be removed on a timely basis and properly disposed of off-site. Solid waste pick up containers shall be placed on easily accessible concrete pads and properly screened from public view in accordance with the requirements of the Land Development Code, in the location shown on the Master Development Plan.

7. Water & Sewer

Central water and sewer service will be provided by St. Johns Utilities.

8. Fire Protection

The applicant will comply with the requirements of the St. Johns County Fire Services including installation of fire hydrants in accordance with the Land Development Code. These hydrants have been recently tested by St. Johns Service and the results comply with the St. Johns County Fire Service.

9. Open Spaces

As this site is currently developed the open space existing along Solano Road is what will be provided, in addition to other areas which are currently existing. It appears that the site has approximately 25% open space, which is the requirement of the Land Development Code. The site is proposed to be landscaped with additional plantings that what is currently existing. The amount of green space will be increased over the current situation and more than what is required by St. Johns County.

10. Recreation

As this is a commercial/retail/office development, no recreation facilities are

required or will be provided.

I. Potable Water/Sanitary Sewer

As this site is currently developed the current flows of the potable water/sanitary sewer will continue and not exceed the allowable flow per the St. Johns County regulations.

J. Topography and Soils

The property is located on the south side of Solano Road, West of A1A. An area where base flood elevations and flood hazard factors have not been determined. The soils in the immediate area appear to be sandy in nature and the elevations at this location do not alter or adjust on the site more than one (1) foot. The site is currently developed and the buildings are already existing on site, therefore the topography and the soils of the site have not altered or changed since the original building permit(s) and engineering plans were approved in the mid 1980's.

K. Site Vegetation and Habitat

Not Applicable

L. Significant Natural Communities Habitat

There is no significant natural communities habitat anticipated or observed on-site.

M. Historic Resources

No evidence has been found of any historic sites on the property.

N. Buffers

Buffer areas will be provided as shown on the Master Development Plan, Exhibit D, as appropriate and as further defined below and will be in compliance with Section 6.06.04, in its entirely, and as follows.

1. Perimeter Buffer

A ten (10) foot natural/landscape perimeter buffer will is in place, as required with Section 5.03.03A4 PUD Specific Standards.
Additional landscape material may be added to "enhance" the buffer areas, provided and regulations of the appropriate agency.

2. Interior Buffers

Not Applicable

3. Solano Road

A ten (10) foot wide landscape buffer is in place and is landscaped.

4. Wetland Buffers

Not Applicable

O. Special Districts

The project is located within the Ponte Vedra/Palm Valley Coastal Corridor.

P. Temporary Uses

A temporary construction/leasing trailer may be utilized and placed on the site, if necessary. This temporary trailer will be removed no later than thirty (30) days after approval of the As-built plans and/or issuance of a certificate of occupancy for the retail center.

Q. Accessory Uses

Not Applicable

R. Project Impact

The property is located within the Commercial Land Use designation of the St. Johns County Comprehensives Plan Future Land Use Map portion of the same, which allows the types of uses included within this application. The area is ideally suited to this type of commercial/retail/office development as it is in proximity other commercial developments as well as the existing to residential developments located to the North, South, East and West of the subject property, as well as to other previously referenced commercial development tracts along Solano Road.

The applicant believes that the proposed Planned Unit Development will be of benefit to the future occupants of the project and to the residents of St. Johns County, in that the development of this property under a PUD will further the stated goals and objectives of the County Comprehensive Plan to provide goods and services within the mixed use areas, allow for County control of the quality, scale and type of the development; and provide for a more desirable development that could be permitted under standard zoning.

S. Waivers/Variances/Deviations

The applicant requests the following waivers to specific requirements of the Land Development Code as follows:

1. Side & Rear Yard Setbacks

A waiver from the requirement of a ten (10) foot rear and side yard setback to zero (0). The building is currently constructed to the southern and the eastern property lines. The proposed expansion of an additional one thousand (1,000) square feet would allow the development to encroach into the required sideyard set back, which is actually adjacent to the western most driveway/access to the existing major commercial shopping center which surrounds the subject property.

2. Building Length

A waiver from the maximum length of a building located within the Ponte Vedra/Palm Valley Coastal Corridor from one hundred and twenty (120) feet to one hundred and ninety (190) feet. The existing building was constructed prior to this restriction was put in place and currently is one hundred and seventy (170) feet and the proposed addition would extend the building an additional twenty (20) feet. The developer/owner has proposed to alter the retail centers facade, using various design strategies as depicted in the architectural renderings provided with this application, which includes towers, cupolas, etc.

1. Minimum Landscape Buffer Adjacent to a Right-of-Way

A waiver from the minimum landscape buffer adjacent to a right-of-way

from twenty (20) feet to ten (10) feet. The subject property is currently developed with it's setbacks, landscaping and parking field, and as such, the same were in compliance with County regulations that were in place at the time of construction. There is a ten (10) foot strip of land which will be heavily landscaped during expansion of the building, beyond its original requirement.

4. Minimum Distance Between A Building and it's Parking Area

A waiver from the minimum distance between a building and its parking area from the required eight (8) feet to six (6) feet. The building, the sidewalk in front of the building, the landscape island and the parking area are already existing. The costs associated with moving the parking area the additional two (2) feet, along with the fact these two (2) feet would negatively impact the driveway/parking maneuverability area, prohibit the subject property from meeting this requirement.

2. Maximum Gross Floor Area

A waiver from the maximum gross floor area ratio of 10,000 square feet per acre. Based upon the size of the tract of land (.57+/- acres), the maximum gfr allowed is 5,700 square feet. The building is currently developed with 8,500 +/- square feet and the addition to the existing building is for 1000 square feet. Based upon the fact that the ratio was already exceeded when the building was built, it is out opinion that this small addition has little or no impact upon that restriction.

T. Ownership/Agreement

The applicant hereby agrees to bind the successor and assigns with the proposed development in accordance with the PUD Ordinance for this application as adopted by the St. Johns County Board of County Commissioners. The applicant also agrees to bind the successors and assigns with all conditions and safeguards established by the St. Johns County Planning and Zoning Agency and the St. Johns County Board of County Commissioners regarding said PUD as follows:

To the extent that they do not conflict with the unique specific and detailed provisions of this approved PUD Ordinance, all provisions of the Land Development Code, as such may be amended from time to time, shall be applicable to this development; except (a) that modification to this PUD by variance or special use shall be prohibited; and except (b) to the degree that the development may qualify for vested rights in accordance with applicable ordinances and laws. Notwithstanding any provision of this ordinance, concurrency 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.

All drives, drainage facilities and common areas, located within the Solano Road Retail Center PUD for the common use and benefit of the owner shall be constructed, owned and maintained by the owner, his successors and/or assigns. The site shall be maintained in a clean and orderly manner in accordance with all provisions of this PUD conditions included within the adopting Ordinance.

U. Future Land Use Designation

The property is located within the Commercial District on the Future Land Use Map (FLUM) of the St. Johns County Comprehensive Plan.

IV. Summary and Conclusion

The need and justification for approval of the Solano Road Retail Center PUD has been considered in accordance with the St. Johns County Land Development Code and the St. Johns County Comprehensive Plan, whereby, it is found that:

A. Consistency with Comprehensive Plan
Development of the subject project is consistent with the St. John's County Comprehensive Plan, as it is located within a Commercial District on the FLUM, which allows the type of development envisioned within the PUD.

B. Location
The project is located within a Commercial District on the FLUM and as such, which district allow the type of development envisioned within the PUD. Therefore, the project conforms to the requirements for location as stipulated within the Land Development Code.

C. Minimum Size
The area encompassed by this project is greater than the minimum size criteria for development of a typical commercial development of a typical commercial development under the criteria established within Section 6 of the Land Development Code.

D. Compatibility
The project, when developed in accordance with the conditions stipulated within the application and imposed by the Ordinance, will not adversely affect the orderly development of St. Johns county as embodied in the St. Johns County Land Development Code and the St. Johns County Comprehensive Plan, as the proposal is in conformance with the Plan and its goals and objectives. It will not adversely
affect the health, safety, and welfare of the residents or visitors to the area, nor be detrimental to the natural environment or the development of adjacent properties or the neighborhood. As a result of the conditions and safeguards included in the application, this development will provide for needed facilities and businesses and will be beneficial to the area as a whole.

This PUD provides for strict regulation and maintenance of the project to provide the County assurance of an attractive and beneficial asset. When developed in accordance with the conditions stipulated in the PUD application, the PUD will be consistent with the development of the property in the area and will be compatible with the desired future development of the area.

E. Adequacy of Public Facilities:
The subject property is served by a dependable transportation system, central water and sewer and storm water and drainage facilities that mitigate any off-site drainage impacts. Application will be made, if required, and the development will proceed only with a valid Certificate of Concurrency indicating that there are

adequate amounts of public facilities to accommodate the additional expansion of this development.

F. Relation of the PUD Regulations and Zoning

The subject project meets all applicable requirements of general zoning, subdivision and other regulations except as those that may be waived pursuant to Subsection 5.03.02 (F) of the Land Development Code.

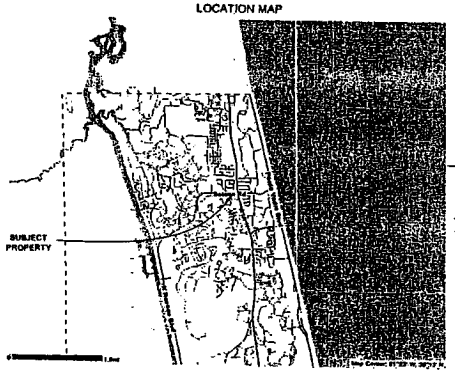
G. Master Development Plan Required

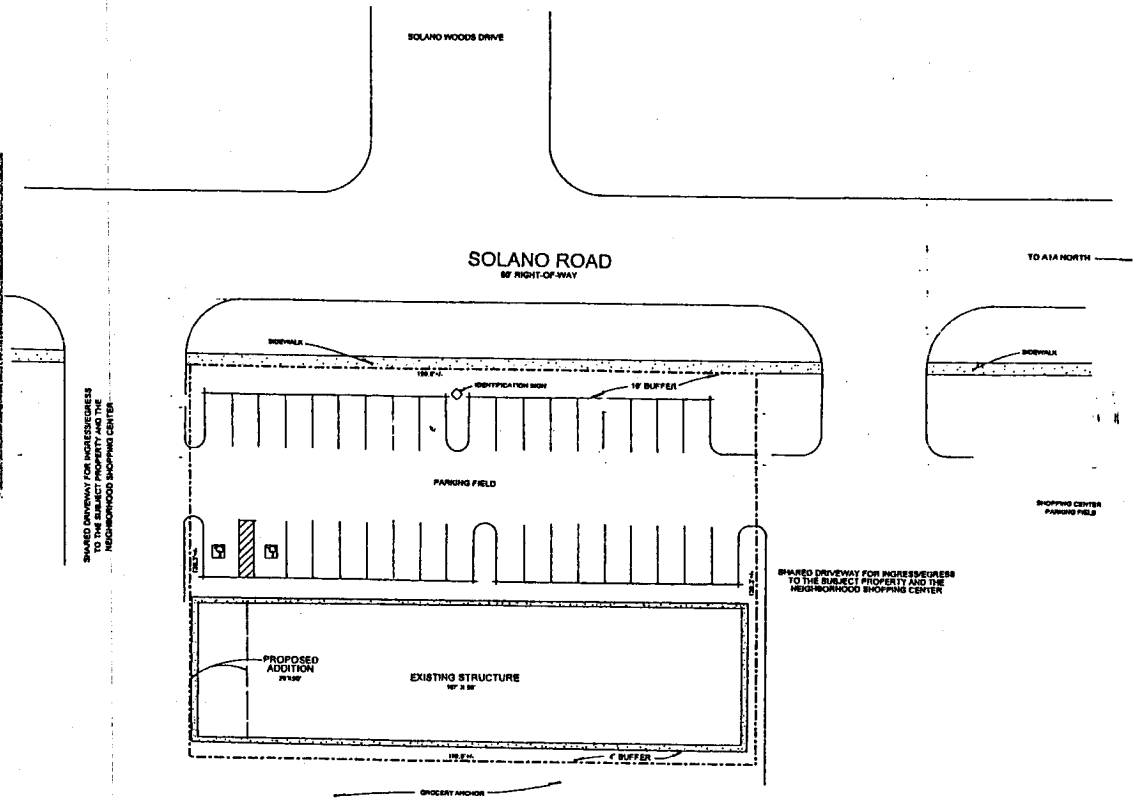
The Master Development Plan Text and Map for this project meet all requirements of the Section 5.03.02 (G) of the Land Development Code.

Based upon the foregoing, the type of uses included in the application will be compatible with the emerging development patterns of the area, are consistent with the St. Johns County Comprehensive Plan and all County requirements and guidelines, as well as consistent with the overall development trend for thee area, and as such, we respectfully hereby request approval of the same.

SOLANO ROAD RETAIL CENTER

LOCATION MAP





Property Summary: Total Land Area - .57+/- acres of land
Square footage of the building - 9500 Square feet*
Parking Spaces - 2handicap and 34 parking spaces
* 8,500 SQUARE FEET EXISTING PLUS 1,000 SQUARE FEET ADDITION

Setback Summary: Front - 30 feet (78 feet actual)
Side - 5 feet on the east side/0 feet on the west side
Rear - 4 feet

NORTH

SCALE 1" = 20'

EXISTING SHOPPING CENTER
INCLUDES GROCERY (WINN DIXIE) ANCHOR WITH INLINE RETAIL SHOPS

RECEIVED
FEB 17 2005
ST. JOHNS COUNTY
PLANNING DEPARTMENT

MASTER DEVELOPMENT PLAN IS A GENERAL REPRESENTATION OF THE APPROVED PLAN OF DEVELOPMENT. FINAL CONSTRUCTION AND ENGINEERING PLANS MUST DEMONSTRATE COMPLIANCE WITH ALL REQUIREMENTS OF THE PUD AND OTHER APPLICABLE LAND DEVELOPMENT REGULATIONS.

APPROVED: _____ DATE: _____

ORDINANCE NUMBER: _____ FILE NUMBER: _____

THIS IS A CONCEPTUAL PUD REZONING SITE PLAN FOR THE PURPOSE OF REZONING TO THE PUD ZONING DISTRICT. FINAL DESIGN IS SUBJECT TO CHANGE THROUGH FINAL SITE PLANNING, ENGINEERING AND ARCHITECTURAL DESIGN.

REVISIONS	BY
9/29/04	DSK

GREEN & KUPPERMAN, INC.
LAND DEVELOPMENT & PLANNING CONSULTANTS
[illegible]

SOLANO ROAD RETAIL CENTER
MASTER DEVELOPMENT PLAN MAP

ORDINANCE BOOK 37 PAGE 313

DRAWN	DSK
CHECKED	N/A
DATE	7/28/04
SCALE	1"=20
JOB NO.	04-1005-1
SHEET	1
OF	1 SHEETS

90 16070 O.R. 861 PG 0013

WARRANTY DEED
MIDWIN, TO MIDWIN

FORM 01

052570-0040

This Warranty Deed Made the 21st day of June A. D. 19 90 by William J. Collins, a married man

hereinafter called the grantor, to W. J. Collins & Associates, Inc., a Florida corporation

whose postoffice address is 129 Nandina Circle, Ponte Vedra Beach, Florida 32082 hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of $ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in St. Johns County, Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Subject to that certain Mortgage dated September 19, 1985, from William J. Collins to American National Bank of Florida and recorded in Official Records Volume 685, page 319 and that certain Future Advance Notice recorded in Official Records Volume 690, page 426, and modification, consolidation and extension agreement recorded in Official Records Volume 690, page 431, all of the current public records of St. Johns County, Florida, the unpaid balance of which the grantee hereby expressly assumes and agrees to pay.

THE ABOVE NAMED GRANTOR WARRANTS AND REPRESENTS THAT THE ABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE HIS HOMESTEAD.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 19 89, and covenants, restrictions and easements of record, if any.

Documentary Tax Pd. $ .55

$ .00 Intangible Tax Pd.

Carl "Bud" Markel, Clerk St. Johns

County By: [illegible] D.C.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Gaylor J. Reed

William J. Collins

William J. Collins

STATE OF FLORIDA
COUNTY OF DUVAL

SPACE BELOW FOR RECORDER'S USE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared William J. Collins, a married man

to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 21st day of June A. D. 19 90.

Notary Public, State of Florida at Large. My commission expires:

SEAL

This instrument prepared by:

Address

Prepared by: Robert G. Aldridge, Esquire
Post Office Box 10840
Jacksonville, Florida 32247 RE90-0205

RETURN TO GRANTEE

O.R. 861 PG 0014

EXHIBIT "A"

Parcel B:

A portion of Government Lot 12, Section 21, Township 8 South, Range 29 East, St. Johns County, Florida, being more particulaly described as follows:
Commence at the Southeasterly corner of said Government Lot 12; thence South 89 degrees 04 minutes 02 seconds West along said Southerly line of said Government Lot 12, 571.10 feet, thence North 01 degrees 13 minutes 06 seconds West, 1, 266.50 feet to the Southerly right of way line of Solano Road (a 60 foot right of way as now established), thence South 88 degrees 37 minutes 10 seconds West along last said line 477.22 feet to the point of beginning, thence continue South 88 degrees 37 minutes 10 seconds West along said Southerly right of way line 190.00 feet, thence South 01 degrees 13 minutes 06 seconds East 130.26 feet, thence North 88 degrees 37 minutes 10 seconds East 190.00 feet, thence North 01 degrees 13 minutes 06 seconds West 130.26 feet to the POINT OF BEGINNING.
EXCEPT PART RECORDED IN OFFICIAL RECORDS VOLUME 690 PAGE 435.

RECORDED AND RECORDED IN PUBLIC RECORDS OF ST. JOHNS COUNTY, FLA
00 JUN 28 AM 9:57
CLERK OF CIRCUIT COURT

ORDINANCE BOOK 37 PAGE 315

#145-C 90 16071

SPECIAL WARRANTY DEED FROM CORPORATION

O.R. 861 PG 0015

052540-0050

This Special Warranty Deed Made the 21st day of June , A. D. 1990 by

AMERICAN NATIONAL BANK OF FLORIDA

a corporation existing under the laws of the United States , and having its principal place of business at 2031 Hendricks Avenue, Jacksonville, Florida 32207 hereinafter called the grantor, to W. J. COLLINS & ASSOCIATES, INC., a Florida corporation

whose postoffice address is 129 Nandina Circle, Ponte Vedra Beach, Florida 32082 hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of $ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in St. Johns County, Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Subject to the lien for ad valorem real property taxes accruing subsequent to December 31, 1989, and covenants, restrictions and easements of record, if any; and, also subject to all agreements, items and things contained and set forth in title insurance commitment no. CT4707 Revised issued by Chicago Title Insurance Company.

Documentary Tax Pd. $ 693.00

$ -0- Intangible Tax Pd.

Carl "Bud" Markel, Clerk St. Johns

County By: [illegible] D.C.

RETURN TO GRANTEE

Prepared by: Robert G. Aldridge, Esquire
Post Office Box 10840
Jacksonville, Florida 32247 RE90-0205

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor.

In Witness Whereof the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

(CORPORATE SEAL)

ATTEST: ..... Secretary

AMERICAN NATIONAL BANK OF FLORIDA

By: Richard C. Martin
Richard C. Martin, Senior Vice President

Signed, sealed and delivered in the presence of:

[illegible]

[illegible]

STATE OF FLORIDA
COUNTY OF DUVAL

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Richard C. Martin

Senior

well known to me to be the Vice President of the corporation named as grantor in the foregoing deed, and that he executed the same in the presence of two witnesses freely and voluntarily under authority duly vested in him by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 21st day of June , A. D. 1990

ROBERT G. ALDRIDGE NOTARY PUBLIC SEAL STATE OF FLORIDA

Notary Public, State of Florida at Large. My commission expires:

O.R. 861 PG 0016

EXHIBIT "A"

Parcel A:

The Westerly 108 feet of the following:

A portion of Government Lot Twelve (12), Section 21, Township 5 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

Commence at the Southeasterly corner of said Government Lot Twelve (12), thence South 89 degrees 04 minutes 02 seconds West along said Southerly line of said Government Lot Twelve (12), thence North 01 degree 13 minutes 06 seconds West, 1,360.50 feet to the Southerly right of way line of Solano Road (a 60 foot right of way as now established), thence South 88 degrees 37 minutes 10 seconds West along last said line 477.22 feet to the POINT OF BEGINNING, thence continue South 88 degrees 37 minutes 10 seconds West along said Southerly right of way line 190.00 feet, thence South 01 degrees 13 minutes 06 seconds East 130.26 feet, thence North 88 degrees 37 minutes 10 seconds East, 190.00 feet, thence North 01

RECORDED IN PUBLIC RECORDS OF ST. JOHNS COUNTY, FLA.

00 JUN 29 AM 9:5

CLERK OF CIRCUIT COURT

Recorded in Public Records St. Johns County, FL
Clerk # 92031957 O.R. 963 PG 1122 12:56PM 10-28-92
Recording 9.00 Surcharge 1.50 Doc Stamp 0.70

CORRECTIVE

SPECIAL WARRANTY DEED

(3) Rec 9 + 1.50

Doc .70

THIS WARRANTY DEED, made and executed the 8th day of October, 1992, by **AMERICAN NATIONAL BANK OF FLORIDA**, a national banking association, and having its principal place of business at 2031 Hendricks Avenue, Jacksonville, Florida 32207 hereinafter called the Grantor, to **W. J. COLLINS & ASSOCIATES, INC.**, a Florida corporation, whose post office address is 129 Nandina Circle, Ponte Vedra Beach, Florida 32082, hereinafter called the Grantee.

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in St. Johns County, Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

THIS DEED IS GIVEN IN CORRECTION OF THAT CERTAIN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS VOLUME 861, PAGE 15 OF THE CURRENT PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA IN WHICH A PORTION OF THE LEGAL DESCRIPTION OF THE PROPERTY CONVEYED WAS INADVERTENTLY OMITTED.

PREPARED BY: ROBERT G. ALDRIDGE, ESQUIRE P. O. BOX 10840 JACKSONVILLE, FL 32247

TOGETHER with all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor; and that said land is free of all encumbrances except the lien for ad valorem real property taxes accruing subsequent to December 31, 1991, and covenants, restrictions and easements of record, if any.

IN WITNESS WHEREOF the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

A - Stewart Title

Signed, sealed and delivered in the presence of:

Rhonda Murphy
Print name: Rhonda Murphy

Brenda Huston
Print name: Brenda Huston

AMERICAN NATIONAL BANK OF FLORIDA

By: Stephen C. Meadows
Stephen C. Meadows
Its: Vice President
2031 Hendricks Avenue
Jacksonville, Florida 32207

RETURN TO GRANTEE

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was executed and acknowledged before me this 8th day of October, 1992, by Stephen C. Meadows as Vice President of American National Bank of Florida, a national banking association, on behalf of the association. He is personally known to me or did produce ____________ as identification and did take an oath.

RE92-0794

NOTARY PUBLIC Brenda Ann White
sign Brenda Ann White
print Brenda Ann White
State of Florida at Large
My Commission expires:
Notary Public, State of Florida
My Commission Expires Oct. 21, 1992

EXHIBIT "A"

O.R. 963 PG 1123

A portion of Government Lot 12, Section 21, Township 3 South, Range 29 east, St. Johns County, Florida, more particularly described as follows:

Commence at the Southeasterly corner of said Government Lot 12; thence South 89 degrees 04 minutes 02 seconds West along the Southerly line of said Government Lot 12, 571.10 feet; thence North 01 degrees 13 minutes 06 seconds West, 1266.50 feet to the Southerly right-of-way line of Solano Road, a 60.0 foot right-of-way as now established; thence South 88 degrees 37 minutes 10 seconds West along last said line, 564.22 feet to the point of beginning; thence continue South 88 degrees 37 minutes 10 seconds West along said Southerly right-of-way line, 103.00 feet; thence South 01 degrees 13 minutes 06 seconds East, 130.26 feet; thence North 88 degrees 37 minutes 10 seconds East, 103.00 feet; thence North 01 degrees 13 minutes 06 seconds West, 130.26 feet to the Point of Beginning.

Together with non-exclusive easements for ingress, egress, driving and parking of vehicles, pedestrians travel, surface and storm water drainage and all other easements which have been granted or which have inured to Grantor by virtue of those instruments recorded in Official Records Volume 652, page 511, Official Records Volume 652, page 524, Official Records Volume 685, page 308 and Official Records Volume 685, page 298 of the public records of St. Johns County, Florida as said easements pertain to the above described property.

Akerman Senterfitt
ATTORNEYS AT LAW

Fort Lauderdale
Jacksonville
Miami
Orlando
Tallahassee
Tampa
Washington, DC
West Palm Beach

50 North Laura Street
Suite 2500
Jacksonville, Florida 32202-3646
www.akerman.com
904 798 3700 tel 904 798 3730 fax
904 634 1690 3rd floor fax

Theodore R. Walters
904 598 8646
TWalters@akerman.com

May 27, 2004

Via Hand Delivery
Mr. William J. Collins
President
W. J. Collins & Associates, Inc.
129 Nandina Circle
Ponte Vedra Beach, FL 32082

Re: Transfer of Real Property

Dear Mr. Collins:

In connection with the transfer of certain real property owned by W. J. Collins & Associates, Inc. ("Company") to Ponte Vedra Mini Center, LLC and DBA Associates, Inc., and as advised in my letter of April 23, 2004, please be advised that, pursuant to Section 201.02, Florida Statutes, documentary stamp tax is imposed on deeds and other instruments relating to the transfer of interest in real property at the rate of $.70 for each $100.00 of consideration. Pursuant to Chapter 193.011, Florida Statutes, real property shall be assessed at "just value" which is the "fair" and "reasonable value" ("Market Value") determined by the property appraiser based on objective valuation method as required by the State Constitution.

In order to assist you in determining the Market Value of the parcels being conveyed by the Company (the "Parcels"), I am enclosing copies of the Duval County and St. Johns County Property Appraiser Detailed Information Screens for each of the three (3) Parcels ("Property Information Screens"). Based on the Property Information Screens, the Market Value for each of the Parcels is as follows:

St. Johns County	Market Value	Duval County	Market Value
PIN #052570 0050	$346,960.00	RE#168366 0100	$140,084.00
PIN #052570 0040	$312,190.00		

If you concur with the foregoing market values as reflected on the Property Information Screens, please acknowledge below so that we can complete the Forms DR-219 – Returns for Transfer of Real Property, to accompany each of the deeds upon recording, as required by the Florida Department of Revenue.

{JA180158;3}

Based on the Market Values listed above, documentary stamp tax will be payable to the Clerk of each county at the time of recording of the Deeds, as follows:

County	Property ID#	Market Value		Documentary Stamp Tax
St. Johns	#052570 0050	$346,960.00	=	$2,429.00
St. Johns	#052570 0040	$312,190.00	=	$2,185.40
Duval County	#168366 0100	$140,064.00	=	$ 980.70

Please remit two (2) checks, each made payable to the Clerk of Court, as follows:

Check	Amount
Clerk of Court – St. Johns County	$4,614.40
Clerk of Court – Duval County	$ 980.70

Once the DR-219s have been executed, we will forward the Deeds, accompanied by the DR-219s and payment of the documentary stamp tax, as appropriate, to each of the Clerks of Court for recording.

Please call me if you have any questions.

Very truly yours,

Theodore R. Walters

Theodore R. Walters
/hh
Enclosures
cc: Kim Wilmoth (via fax/633-9060)

I hereby acknowledge and concur with the Property Market Values reflected on the Property Record Screens enclosed with this letter.

W. J. Collins & Associates, Inc.

By: _____
William J. Collins, President

[JA180158;3]

Public Records of
St. Johns County, FL
Clerk# 04-041788
O.R. 2214 PG 107
10:50AM 06/02/2004
REC $25.00 SUR $2.00
Doc Stamps $2,185.40

(3)

Prepared by and to be returned to:

9324

Theodore R. Walters, Esq.
Akerman Senterfitt
50 North Laura Street, Suite 2500
Jacksonville, FL 32202

Re-Let (ENV)

QUIT CLAIM DEED

THIS QUIT CLAIM DEED is made as of the 26 day of April, 2004, by and between **W. J. COLLINS & ASSOCIATES, INC.**, a Florida corporation ("Grantor") and **PONTE VEDRA MINI CENTER, LLC**, a Florida limited liability company, having a mailing address of 129 Nandina Circle, Ponte Vedra Beach, Florida 32082-3028 ("Grantee").

WITNESSETH:

GRANTOR for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, by these presents does hereby remise, release and quit-claim unto Grantee forever, all the right, interest, claim and demand which Grantor has in and to the real property, situate, lying and being in the County of St. Johns, State of Florida more particularly described on **Exhibit "A"**, attached hereto and incorporated herein (the "Property");

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or in equity, to the only proper use, benefit and behoof of Grantee forever,

SUBJECT TO: All matters of record, but such reference shall not act to re-impose same.

OR2214PG 108

IN WITNESS WHEREOF, the said Grantor has executed this instrument as of the day and year first above written.

WITNESSES:

Print Name: Penny Polanski

Print Name: Shawna Moscaritolo

W. J. COLLINS & ASSOCIATES, INC.
a Florida corporation

By:
Name: W. J. COLLINS
Title: PRESIDENT

STATE OF FLA
COUNTY OF ST JOHNS

The foregoing instrument was acknowledged before me this 26th day of April, 2004, by W J Collins as PRES of W. J. Collins & Associates, Inc., a Florida corporation, on behalf of the corporation, who is personally known to me or has produced _____ as identification.

Thomas H Taylor
My Commission DD161881
Expires March 21, 2006

Print Name: THOMAS H. TAYLOR
Notary Public, State of _____
Commission No.: _____
My Commission Expires: _____

OR2214PG 109

EXHIBIT "A"

Legal Description

Tax Parcel #052570-0040

A portion of Government Lot 12, Section 21, Township 3 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

Commence at the Southeasterly corner of said Government Lot 12; thence South 89° 04' 02" West along said Southerly line of said Government Lot 12, 571.10 feet; thence North 01° 13' 06" West, 1,266.50 feet to the Southerly right of way line of Solano Road (a 60 foot right of way as now established); thence South 88° 37 minutes 10 seconds West along last said line 477.22 feet to the point of beginning; thence continue South 88° 37' 10" West along said Southerly right of way line 190.00 feet; thence South 01° 13' 06" East 130.26 feet; thence North 88° 37' 10" East 190.00 feet; thence North 01° 13' 6" West, 130.26 feet to the point of beginning.
EXCEPT part recorded in Official Records Volume 690, page 435, of the public records of St. Johns County, Florida.

SUBJECT TO: All matters of record, but such reference shall not act to re-impose same.

{JA176133:1}

St Johns County
Adjacent Property Owners List
Created 6/28/2004

BARNETTE EUGENE W,CHERYL L
124 CLEARLAKE DR
PONTE VEDRA BEACH FL 32082-2109

BROWN WILLIAM T,CYNTHIA J
3736 QUINBY ISLAND CT
JACKSONVILLE FL 32224-7675

MANN SUE A
100 IRONWOOD DR UNIT 113
PONTE VEDRA BEACH FL 32082-2288

TUPPER BRIAN MASSEY
100 IRONWOOD DR UNIT 114
PONTE VEDRA BEACH FL 32082-2288

MAGUIRE BRUCE A
PO BOX 137
PONTE VEDRA BEACH FL
32004-0137

SESENBACH ANN S
100 IRONWOOD DR UNIT 116
PONTE VEDRA BEACH FL 32082-2288

HARTMANN TONI L
100 IRONWOOD DR #117
PONTE VEDRA BEACH FL 32082-0000

CORNETT AMANDA B,JAMES L
100 IRONWOOD DR UNIT 118
PONTE VEDRA BEACH FL
32082-2288

MOORE CAROLYN F
100 IRONWOOD DR #121
PONTE VEDRA BEACH FL 32082-0000

BAIN DOUGLAS I
4618 JADE LN
HOFFMAN ESTATES IL 60195-3823

SMITH ERICA L
100 IRONWOOD DR UT 123
PONTE VEDRA BEACH FL
32082-0000

OLDING MICHELE
100 IRONWOOD DR UNIT 124
PONTE VEDRA BEACH FL 32082-2288

SEAMAN OLIVIA W
1601 OCEAN DR S APT 607
JACKSONVILLE BEACH FL 32250-6342

SHARER SALLY AMES
100 IRONWOOD DR UNIT 126
PONTE VEDRA BEACH FL
32082-2288

CARRINO MICHAEL ETAL
100 IRONWOOD DR UNIT 127
PONTE VEDRA BEACH FL 32082-2288

SHAUGHNESSY SHEILA M
100 IRONWOOD DR UNIT 128
PONTE VEDRA BEACH FL 32082-2288

HOWELL DAVID L,DEBORAH S
100 IRONWOOD DR UNIT 133
PONTE VEDRA BEACH FL
32082-2288

O'BRIEN PETER C
2212 VALKYRIE DR NW
ROCHESTER MN 55901-8127

JOYNER JAMES A IV
1771 EDGEWOOD AVE W STE 1
JACKSONVILLE FL 32208-0000

TAYLOR KEVIN J ETAL
205 SOUTH FIRST ST #1101
JACKSONVILLE BEACH FL
32250-0000

SANDIFORD FAMILY REV LIV TRUST
371 AMBLESIDE WAY
AMHERST OH 44001-3409

YATES ROBERT L,EMILY
200 IRONWOOD DR UNIT 212
PONTE VEDRA BEACH FL 32082-2292

AVAIR INCORPORATED
1211 CREEK VIEW WAY
PONTE VEDRA BEACH FL
32082-2509

CRABTREE GEORGE M,ELIZABETH B
200 IRONWOOD DR UNIT 214
PONTE VEDRA BEACH FL 32082-2292

MORRIS ROBERT L
200 IRONWOOD DR UNIT 215
PONTE VEDRA BEACH FL 32082-2292

HALSTEAD DIANE
200 IRONWOOD DR UNIT 216
PONTE VEDRA BEACH FL
32082-2292

MARIOTTI DANIEL J
200 IRONWOOD DR UNIT 217
PONTE VEDRA BEACH FL 32082-2292

LUCKER BRUCE H,JANE G
545 GRANADA TER
PONTE VEDRA BEACH FL 32082-2304

CLAUSEN EDWARD A
200 IRONWOOD DR UNIT 221
PONTE VEDRA BEACH FL
32082-2292

St Johns County
Adjacent Property Owners List
Created 6/28/2004

GODAMUNNE SENECA B,W G ERICA
14442 PELICAN BAY CT
JACKSONVILLE FL 32224-3115

COTTLE WILLIAM ARDEN
200 IRONWOOD DR UNIT 223
PONTE VEDRA BEACH FL
32082-2292

TOLLEY AMITY P
200 IRONWOOD DR UNIT 224
PONTE VEDRA BEACH FL 32082-2292

MILLER MATTHEW,MICHELE
12811 ELLIS ISLAND DR
JACKSONVILLE FL 32224-7540

STEINER MARY M
200 IRONWOOD DR UNIT 226
PONTE VEDRA BEACH FL
32082-2292

PARKER CHRISTOPHER W
200 IRONWOOD DR UNIT 227
PONTE VEDRA BEACH FL 32082-2293

WEINSTEIN SHEILA V
1755 YORK AVE APT 26B
NEW YORK NY 10128-6872

YOW DAVID A
200 IRONWOOD DR # 231
PONTE VEDRA BEACH FL
32082-0000

AUSTIN STEPHEN W
200 IRONWOOD DR UNIT 232
PONTE VEDRA BEACH FL 32082-2293

DYSON ERIKA
200 IRONWOOD DR UNIT 233
PONTE VEDRA BEACH FL 32082-2293

NOTARO GAIL ANN
200 IRONWOOD DR #234
PONTE VEDRA BEACH FL
32082-0000

KENDRICK ASHLEY
200 IRONWOOD DR #235
PONTE VEDRA BEACH FL 32082-0000

BELFRANIN LARA P
200 IRONWOOD DR UNIT 236
PONTE VEDRA BEACH FL 32082-2293

BUCHANAN MARGARET E
200 IRONWOOD DR UNIT 237
PONTE VEDRA BEACH FL
32082-2293

WILLIAMS KORY R,SANDRA E
200 IRONWOOD DR UNIT 238
PONTE VEDRA BEACH FL 32082-2293

BREACH IAN,CORAL LESLEY
ORCHARD HOUSE 19 DUFFIELD ROAD
LITTLE EATON DE215DS
DERBY ENGLAND

LINFANTE JOHN J,ALLISON W
8150 MERGANSER DR
PONTE VEDRA BEACH FL
32082-1930

WILLIFORD DEBORAH J
1654 COQUINA PL
ATLANTIC BEACH FL 32233-5848

DUNNE LINDA G,DONALD G
1521 BIRKDALE LN
PONTE VEDRA BEACH FL 32082-3500

KRATCHMAN ADELE ETAL
300 SANDIRON CIR UNIT 315
PONTE VEDRA BEACH FL
32082-2268

SMITHWICK CORNELIA COVINGTON
4708 PRINCE EDWARD RD
JACKSONVILLE FL 32210-8118

PETTY JOHN A LIVING TRUST
16 REED RD
PEABODY MA 01960-2707

GRIFFIN CATHY M
300 SANDIRON CIR
PONTE VEDRA BEACH FL
32082-5216

REDICAN JOSEPH ETUX
300 SANDIRON CIR UNIT 321
PONTE VEDRA BEACH FL 32082-2268

PECK JOHN CHAPMAN TRUST
PO BOX 796876
DALLAS TX 75379-6876

BRADLEY EDWARD P JR
300 SANDIRON CIR UNIT 323
PONTE VEDRA BEACH FL
32082-2268

FRALICK PETER J,GEORGIANNA M
300 SANDIRON CIR UNIT 324
PONTE VEDRA BEACH FL 32082-2268

MC KANNA MAUREEN
105 4TH AVE NE APT 203
SAINT PETERSBURG FL 33701-3426

BODHOLDT BARBARA O
300 SANDIRON CIR UNIT 326
PONTE VEDRA BEACH FL
32082-2268

St Johns County
Adjacent Property Owners List
Created 6/28/2004

MC DONALD ALEXANDER P
300 SANDIRON CIR #327
PONTE VEDRA BEACH FL 32082-0000

CHIRCHIRILLO CLARA
23 FLAME DR
LANGHORNE PA 19047-5451

TURNING DENNIS M
300 SANDIRON CIR UNIT 331
PONTE VEDRA BEACH FL 32082-2268

AMATRUCOLA MIRIAM
2067 E 36TH ST
BROOKLYN NY 11234-4906

KEILLY MICHAEL S
300 SANDIRON CIR UNIT 333
PONTE VEDRA BEACH FL
32082-2268

BRENICK RICHARD B
300 SANDIRON CIR UNIT 334
PONTE VEDRA BEACH FL 32082-2268

HOCKMAN ROY CRISMAN JR
300 SANDIRON CIR UNIT 335
PONTE VEDRA BEACH FL 32082-2268

FELDMAN BARRY
57 CLOVER HILL RD
COLTS NECK NJ 07722-1008

ADAMS NANCY L
300 SANDIRON CIR UNIT 337
PONTE VEDRA BEACH FL 32082-2254

WENDT DANIEL A
300 SANDIRON CIR UNIT 338
PONTE VEDRA BEACH FL 32082-2254

WILLIAMS NORMAN E,JACQUELINE G
400 SANDIRON CIRCLE
PONTE VEDRA BEACH FL
32082-0000

WARGA EILEEN M
400 SANDIRON CIR UNIT 412
PONTE VEDRA BEACH FL 32082-2294

WEST NEWELL B
400 SANDIRON CIR UNIT 413
PONTE VEDRA BEACH FL 32082-2294

LEONARD MARY J
400 SANDIRON CIR UNIT 414
PONTE VEDRA BEACH FL
32082-2294

MC EVOY JANET ETVIR
400 SANDIRON CIR #415
PONTE VEDRA BEACH FL 32082-0000

LINFANTE JOHN J,ALLISON W
8150 MERGANSER DR
PONTE VEDRA BEACH FL 32082-1930

LTI INC
% PHILLIP AND LYNN ADAMS
1219 CREEK VIEW WAY
PONTE VEDRA BEACH FL
32082-0000

BITNER JAY A JR ETAL
400 SANDIRON CIR UNIT 418
PONTE VEDRA BEACH FL 32082-2294

SCHELFHAUDT PETER F,CHRISTINA
109 AGAMENTICUS AVE
CAPE NEDDICK ME 03902-7111

VARGAS STEVEN ETAL
3900 BROOKSIDE DR
MICHIANA SHORES IN 46360-1157

VASILEFF JANE E
400 SANDIRON CIR UNIT 423
PONTE VEDRA BEACH FL 32082-2294

TRIPOLINO PROPERTIES INC ETAL
109 81ST ST
HOLMES BEACH FL 34217-1053

BOND CHARLES ETAL
834 IRONWOOD DR
PONTE VEDRA BEACH FL
32082-0000

BOND CHARLES H ETAL
800 IRONWOOD DR UNIT 834
PONTE VEDRA BEACH FL 32082-2278

DZIERZAK VICTOR P,PRISCILLA M
5 CRANE ST
DANVERS MA 01923-3013

BROWN TREVOR G M,JANE B
400 SANDIRON CIR UNIT 428
PONTE VEDRA BEACH FL
32082-2294

IRVIN RYAN P ETAL
400 SANDIRON CIR #431
PONTE VEDRA BEACH FL 32082-5217

SWETT ELIZABETH HARBERT
400 SANDIRON CIR UNIT 432
PONTE VEDRA BEACH FL 32082-2294

AMEN GEORGIA GALE
10 PONTE VEDRA CT UNIT C
PONTE VEDRA BEACH FL
32082-1740

St Johns County
Adjacent Property Owners List
Created 6/28/2004

MELLO BARBARA J LIVING TRUST
114 BAY HILL
PONTE VEDRA BEACH FL 32082-0000

JONES KEITH W ETAL
400 SANDIRON CIR UNIT 435
PONTE VEDRA BEACH FL
32082-2294

HOOVER KENNETH D,CYNTHIA T
1925 LARGO RD
JACKSONVILLE FL 32207-3928

DESPIRITO JOANN
400 SANDIRON CIR UNIT 437
PONTE VEDRA BEACH FL 32082-5211

RICHMOND ROBERT M
400 SANDIRON CIR UNIT 438
PONTE VEDRA BEACH FL
32082-5211

DZIERZAK VICTOR P,PRISCILLA M
5 CRANE ST
DANVERS MA 01923-3013

SONTAG DAL R,LUCY J
500 SANDIRON CIR #512
PONTE VEDRA BEACH FL 32082-2265

HOEFLINGER JOSEPH R,REBECCA
A
3905 SYLVANWOOD DR
SYLVANIA OH 43560-0000

WICKER ROBERT H,ELIZABETH J
347 SAN JUAN DR
PONTE VEDRA BEACH FL 32082-1819

KOEHLER PATRICK E ETAL
612 CAMELLIA TERRACE DR
NEPTUNE BEACH FL 32266-3238

JONES DELORES C
500 SANDIRON CIR #516
PONTE VEDRA BEACH FL
32082-2265

BOURNE ROBERT H JR
8160 BAYMEADOWS WAY W STE 100*
JACKSONVILLE FL 32250-7447

CRUZAN RACHEL H ETAL
518 SANDIRON CIR
PONTE VEDRA BEACH FL 32082-2265

ORNER ANNE M REV TRUST
521 SANDIRON CIR
PONTE VEDRA BEACH FL
32082-2266

BRAUER RONALD A,SUSAN V
3508 ISLAY LN
CRETE IL 60417-1270

ROSENBLUM JOANN
523 SANDIRON CIR
PONTE VEDRA BEACH FL 32082-2266

BARNETTE EUGENE W,CHERYL L
124 CLEARLAKE DR
PONTE VEDRA BEACH FL
32082-2109

DUDKOWSKI MICHAEL J
5708 WALNUT ST #L-2
PITTSBURGH PA 15232-0000

BRACE LEIGH ANN
500 SAND IRON RD #526
PONTE VEDRA BEACH FL 32082-0000

SMITH PATRICIA A
527 SANDIRON CIR
PONTE VEDRA BEACH FL
32082-2266

MCLEOD ADAM R ETAL
3870 SCHOONER RIDGE
ALPHARETTA GA 30005-4295

HARVEY AMANDA R
533 SANDIRON CIR
PONTE VEDRA BEACH FL 32082-2266

ROEMER PATRICIA A
234 BURTON AVE
HASBROUCK HEIGHTS NJ
07604-2027

EMERY JOHN C JR,CONNIE
535 SANDIRON CIR
PONTE VEDRA BEACH FL 32082-2266

KIROUAC SHAWN L,ELISA A
536 SANDIRON CIR
PONTE VEDRA BEACH FL 32082-2265

REHRIG SUSAN E ETVIR
600 IRONWOOD DR UNIT 611
PONTE VEDRA BEACH FL
32082-2275

MC MULLIN CEDRIC M,DENISE E
600 IRONWOOD DR UNIT 612
PONTE VEDRA BEACH FL 32082-2275

BROOKS CHARLES DAVID
23003 CHANDLERS LN #3-111
OLMSTED FALLS OH 44138-3266

CLARKE JAMES E,PATRICIA K
2 LIVEOAK CT
HOCKESSIN DE 19707-9202

St Johns County
Adjacent Property Owners List
Created 6/28/2004

DILTS STEPHEN B
600 IRONWOOD DR UNIT 617
PONTE VEDRA BEACH FL 32082-2275

WIRTH WILLIAM T,UTE A K
756 QUEENS HARBOR BLVD
JACKSONVILLE FL 32225-4901

MC DERMOTT MARY L
600 IRONWOOD DR UNIT 625
PONTE VEDRA BEACH FL 32082-2275

THEOPHELIS JAMES L
600 IRONWOOD DR UNIT 628
PONTE VEDRA BEACH FL 32082-2275

MAGUIRE CRAIG R
600 IRONWOOD DR UNIT 635
PONTE VEDRA BEACH FL 32082-2275

OSWALD DARRYL W ETUX
132 LOST BEACH LN
PONTE VEDRA BEACH FL 32082-4057

FEDERAL HOME LOAN MORTGAGE
PO BOX 50122
MCLEAN VA 22102-0122

KEISER LENA J
700 IRONWOOD DR UNIT 718
PONTE VEDRA BEACH FL 32082-2276

NEVILLE CORNELIUS M,RITA C
700 IRONWOOD DR UNIT 723
PONTE VEDRA BEACH FL 32082-2276

CORDER ELVA DIETTE ETAL
600 IRONWOOD DR UNIT 615
PONTE VEDRA BEACH FL 32082-2275

TILLEY TIMOTHY E,ELIZABETH H
600 IRONWOOD DR #618
PONTE VEDRA BEACH FL 32082-0000

HEWLETT JANIS L
5609 BAXTER LAKE DR
JACKSONVILLE FL 32258-0000

CAMELO BELARMINO A,LAURA A
47 JACKSON AVE
PONTE VEDRA BEACH FL 32082-0000

KIERNAN TERENCE W
600 IRONWOOD DR UNIT 633
PONTE VEDRA BEACH FL 32082-2275

WILSON SYDNEY WYNN
600 IRONWOOD DR UNIT 636
PONTE VEDRA BEACH FL 32082-5204

DEATON JACQUELINE P,THOMAS M
700 IRONWOOD DR UNIT 713
PONTE VEDRA BEACH FL 32082-2276

SESSIONS PATRICK E
1754 S BAYSHORE LN
MIAMI FL 33133-4040

SCEALF RICHARD M
700 IRONWOOD DR UNIT 721
PONTE VEDRA BEACH FL 32082-2276

SULLIVAN GREGORY F
700 IRONWOOD DR UNIT 724
PONTE VEDRA BEACH FL 32082-2276

GONZALEZ BETTY B ETAL
500 SANDIRON CIR UNIT 512
PONTE VEDRA BEACH FL
32082-2295

GILES AARON C
600 IRONWOOD DR UT # 621
PONTE VEDRA BEACH FL
32082-0000

CULP JAMES D JR
600 IRONWOOD DR UNIT 624
PONTE VEDRA BEACH FL
32082-2275

REESH E JOYCE,ROBERT R ETAL
12 MARIA PL
PONTE VEDRA BEACH FL
32082-0000

CONNORS JEFFREY D
600 IRONWOOD DR UNIT 634
PONTE VEDRA BEACH FL
32082-2275

BALDWIN CHARLES,ELIZABETH M
172 AZALEA POINT DR S
PONTE VEDRA BEACH FL
32082-4601

BAER ELAINE ANN LIVING TRUST
700 IRONWOOD DR UNIT 714
PONTE VEDRA BEACH FL
32082-2276

YOST DONLEY L,MARY L
700 IRONWOOD DR UNIT 717
PONTE VEDRA BEACH FL
32082-2276

SENSENBACH SARA W ETVIR
700 IRONWOOD DR UNIT 722
PONTE VEDRA BEACH FL
32082-2276

BAILEY JOAN CAROL REV TRUST
2742 SAINT LOUIS CT
PONTE VEDRA BEACH FL
32082-2942

St Johns County
Adjacent Property Owners List
Created 6/28/2004

CONROY SCOTT
700 IRONWOOD DR UNIT 726
PONTE VEDRA BEACH FL 32082-2276

CURRAN SIGMUND T
700 IRONWOOD DR UNIT 727
PONTE VEDRA BEACH FL
32082-2277

SCAROLA DANIEL J,LINDA L
700 IRONWOOD DR UNIT 728
PONTE VEDRA BEACH FL 32082-2277

ELLIOTT JOHN C
4401 CYPRESS CREEK DR
PONTE VEDRA BEACH FL 32082-3009

RYAN ROBERT J ETUX
27 TAMARAC RD
WESTPORT CT 06880-2543

MAJEWSKI LISA M ETAL
700 IRONWOOD DR UNIT 735
PONTE VEDRA BEACH FL 32082-2277

STEVENS MICHAEL ERIC
700 IRONWOOD DR UNIT 736
PONTE VEDRA BEACH FL 32082-2277

CUCCHIARA BARBARA A
3 BALTUSROL AVE
WASHINGTON NJ 07882-1556

WEBER FREDERICK J,ROSE F
800 IRONWOOD DR UNIT 812
PONTE VEDRA BEACH FL 32082-2278

RICHARD DONNA J
800 IRONWOOD DR UNIT 813
PONTE VEDRA BEACH FL 32082-2278

WILDRICK WILLIAM S,JENNIFER
800 IRONWOOD DR UNIT 814
PONTE VEDRA BEACH FL
32082-2278

NOVEY SARAH W
800 IRONWOOD DR UNIT 815
PONTE VEDRA BEACH FL 32082-2278

HYSLOP STANFORD,NANCY B
800 IRONWOOD DR UNIT 816
PONTE VEDRA BEACH FL 32082-2278

RICKS J PAT,BETTY ANN
305 CROSSROADS LAKE DR
PONTE VEDRA BEACH FL
32082-0000

OLIVEROS SUSAN P
800 IRONWOOD DR UNIT 818
PONTE VEDRA BEACH FL 32082-2278

RICHMOND WILLIAM ETAL
800 IRONWOOD DR UNIT 821
PONTE VEDRA BEACH FL 32082-2278

NOVELLY JAMES A,CAROLYN J
800 IRONWOOD DR UNIT 822
PONTE VEDRA BEACH FL
32082-2278

JANNOTTI FRANK J,CONNIE L TRST
20 BROWNS DR
NEW WINDSOR NY 12553-7200

COX KARI M
800 IRONWOOD DR UNIT #824
PONTE VEDRA BEACH FL 32082-2278

GARCIA-LOPEZ LUIS A
800 IRONWOOD DR UNIT 825
PONTE VEDRA BEACH FL
32082-2278

MC ALLISTER DANIEL D
800 IRONWOOD DR UT 826
PONTE VEDRA BEACH FL 32082-0000

LONG MICHAEL R ETAL
800 IRONWOOD DR UNIT 827
PONTE VEDRA BEACH FL 32082-2278

STAGGS MERCEDES M
800 IRONWOOD DR UNIT 828
PONTE VEDRA BEACH FL
32082-2278

FORT ELIZABETH L
4200 MARSH LANDING BLVD #100
JACKSONVILLE BEACH FL 32250-2471

NIKOLIC MARIE E
800 IRONWOOD DR UNIT 834
PONTE VEDRA BEACH FL 32082-2278

MC KINNEY RENEE ELISE ETAL
800 IRONWOOD DR UNIT 835
PONTE VEDRA BEACH FL
32082-2278

DESLOOVER MICHEL M
800 IRONWOOD DR UNIT 836
PONTE VEDRA BEACH FL 32082-5209

GRAY ELEANOR ETAL
71 PLAYERS CLUB VILLAS
PONTE VEDRA BEACH FL 32082-3117

MASON FAMILY TRUST
900 IRONWOOD DR UNIT 912
PONTE VEDRA BEACH FL
32082-0000

St Johns County
Adjacent Property Owners List
Created 6/28/2004

COTTON JIMMIE C JR
900 IRONWOOD DR UNIT 913
PONTE VEDRA BEACH FL 32082-2283

BURDEN WILLIAM,ELLA CECELIA
2100 OCEAN DR S PH 1
JACKSONVILLE FL 32250-6285

SHEFFIELD DANIELLE M
900 IRONWOOD DR UNIT 915
PONTE VEDRA BEACH FL 32082-2283

CASE PAULINE A
900 IRONWOOD DR UNIT 916
PONTE VEDRA BEACH FL 32082-2283

STEVENS JUDITH H LIVING TRUST
2333 LATRIUM CIR N
PONTE VEDRA BEACH FL
32082-2927

SHANK GERALDINE DOTSON
900 IRONWOOD DR UNIT 918
PONTE VEDRA BEACH FL 32082-2283

OGG JASON B
900 IRONWOOD DR UNIT 921
PONTE VEDRA BEACH FL 32082-2284

TENDER JOHN G
900 IRONWOOD DR UNIT 922
PONTE VEDRA BEACH FL
32082-2284

WRIGHT LOIS R LIPKIN TRUST
900 IRONWOOD DR UNIT 923
PONTE VEDRA BEACH FL 32082-2284

BLAKE TERRI ANN
900 IRONWOOD DR UT # 924
PONTE VEDRA BEACH FL 32082-0000

ARINSON CHARLOTTE
PO BOX 23823
JACKSONVILLE FL 32241-3823

MURRAY GERALD F
900 IRONWOOD DR UNIT 926
PONTE VEDRA BEACH FL 32082-2284

MC CLOSKEY HUGH P,KATHLEEN M
48 LAKE GEORGE RD
BROOKFIELD CT 06804-3619

BLACKWELL GEORGE S,ELIZABETH
900 IRONWOOD DR UT 928
PONTE VEDRA BEACH FL
32082-0000

WYNN AMY D
900 IRONWOOD DR UNIT 933
PONTE VEDRA BEACH FL 32082-2284

MOON GLENDA B
900 IRONWOOD DR UNIT 934
PONTE VEDRA BEACH FL 32082-2284

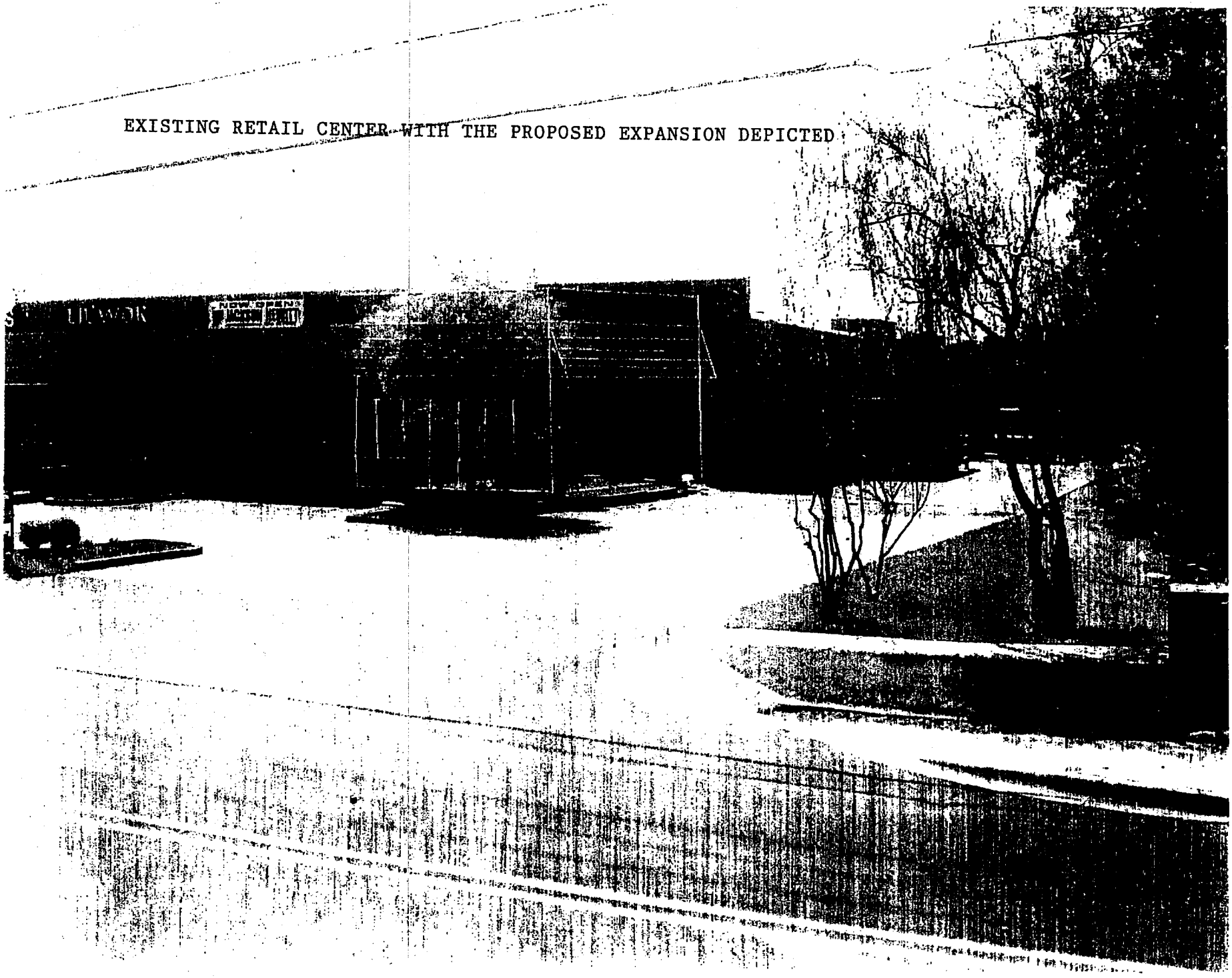
LIN DAVID H
900 IRONWOOD DR UNIT 935
PONTE VEDRA BEACH FL
32082-2284

MC KINNEY MATTHEW R
938 N HIGHLAND AVE NE # A
ATLANTA GA 30306-3528

SOLANO ROAD RETAIL CENTER
PUD

(Picture Exhibits of Existing Center with the proposed addition on the west end of the center)

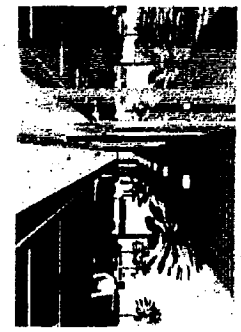
EXISTING RETAIL CENTER WITH THE PROPOSED EXPANSION DEPICTED



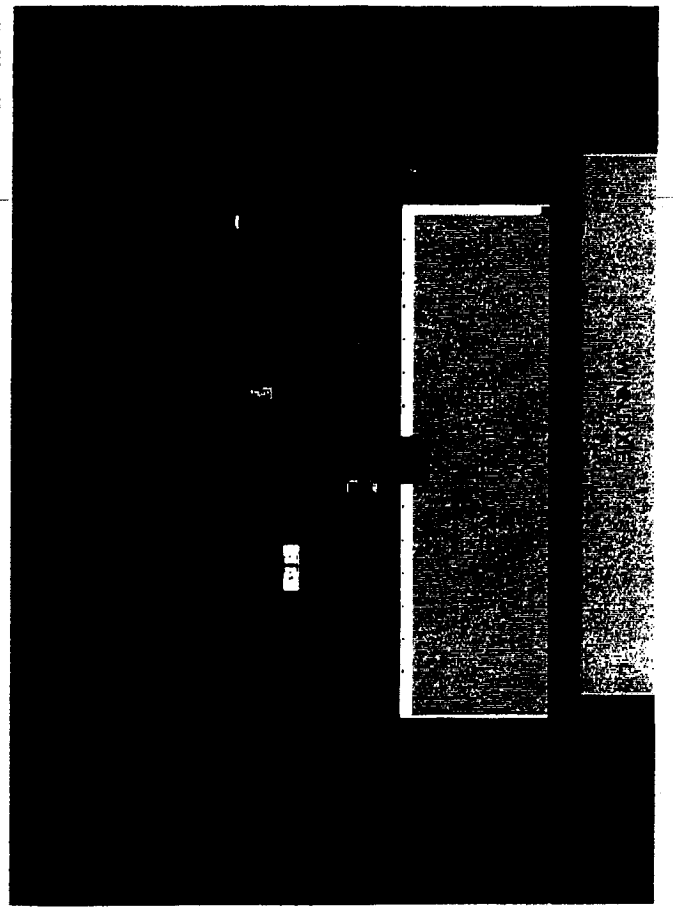
EXISTING RETAIL CENTER

VIEW FROM STREET - LEFT
1 1/2" = 1'-0"

VIEW OF LEFT SIDE
1 1/2" = 1'-0"

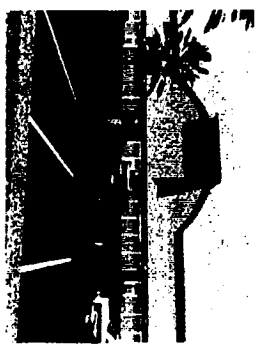


VIEW AT CANOPY
1 1/2" = 1'-0"



CONCEPTUAL SITE PLAN
1" = 20'-0"

FRONT ELEVATION
1" = 20'-0"



VIEW OF TOWER
1 1/2" = 1'-0"

VIEW OF FRONT RIGHT SIDE
1 1/2" = 1'-0"

VIEW FROM RIGHT SIDE ROAD
1 1/2" = 1'-0"

VIEW OF MIDDLE TOWER
1 1/2" = 1'-0"

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 15th DAY OF September 20__
CHERYL STRICKLAND, CLERK
Ex-Officio Clerk of the Board of County Commissioners

BY: Yvonne King D.C.

ST. JOHNS COUNTY FLORIDA

PONTE VEDRA MINI CENTER

iDesign

ORDINANCE BOOK 37 PAGE 335

JUL 27 2005
ST. JOHNS COUNTY
PLANNING DEPARTMENT

THE ST. AUGUSTINE RECORD

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

STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **CHARLES BARRETT** who on oath says that he 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 **NOTICE OF HEARING** in the matter of **PUD 04-31 SOLANO** was published in said newspaper in the issues of

JULY 25, 2005.

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 **25TH** day of **JULY, 2005.**

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

Patricia A. Bergquist
My Commission DD275991
Expires December 18, 2007

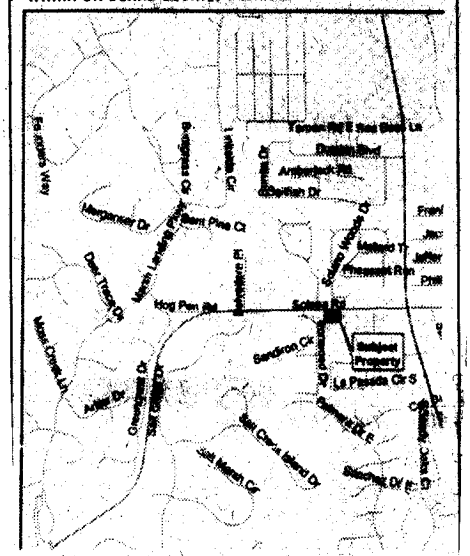
(Signature of Notary Public) (Seal)

PATRICIA A. BERGQUIST

COPY OF ADVERTISMENT

NOTICE OF A PROPOSED REZONING

NOTICE IS HEREBY GIVEN that a public hearing will be held on Tuesday, August 9, 2005 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 Commercial, General (CG) to Planned Unit Development (PUD).
The subject property is located at 302 Solano Road within St. Johns County, Florida.



This file is maintained in the Planning Division of the Growth Management Services Department, at the County Administration Building, 4020 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) 823-2235 or at the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, 32085. For hearing impaired individuals, call Florida Relay Service at 1?8007955?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 procedure. 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, P.O. Drawer 349, St. Augustine, Florida, 32085.
BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
BRUCE A. MAGUIRE, CHAIRMAN
FILE NUMBER: PUD 2004-31
Solano Road Retail Center
L18246 July 25, 2005